



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

Tuesday, February 28, 2023

6:00 PM

City Commission Chambers

CALL TO ORDER

Mayor Langdon called the meeting to order at 6:00 p.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, City Clerk Heather Faust, Recording Secretary Matthew Powell, Police Chief Todd Garrison, Fire Chief Scott Titus, Planner III Sherry Willette-Grondin, Planner III Carl Benge, Planning and Zoning Manager Lori Barnes, and Assistant Utilities Director Jennifer Desrosiers.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Assistant City Manager Julie Bellia.

1. APPROVAL OF AGENDA

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, 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. Faust read the following public eComments into the record:

Diane Hauserman: spoke to owning property in Florida.

Gina Coke: expressed opposition to Pocatella Avenue multi-family development.

Tax payers in need please help: expressed concern for mosquito management.
Ken Gallt: expressed support for clean water supply and land preservation.

In person public comment:

Jeffrey Scott: expressed concern for City policies and actions.
Timothy W Doyle: expressed concern for public comment process.
Valdy Olender: expressed concern for City policies and actions.

3. ANNOUNCEMENTS

A. [23-0156](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees

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

Ms. Faust read the announcements into the record.

4. CONSENT AGENDA:

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

Mr. Fletcher noted no items were pulled from the Consent Agenda for discussion.

Commission discussion took place regarding public comment process.

Public comment:

Timothy W Doyle: expressed concern for cost increase related to Item No. 23-0208, expressed support for American Red Cross training related to Item No. 23-0215, expressed concern for conflicts of interest related to Item No. 23-0304, and expressed concern for public comments reflected in the Minutes related to Item No. 23-0328.

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

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

A. [23-0208](#) Approve Amendment No. 2 to Construction Contract No. 2022-26 - Water Pipeline Bridge Replacements - Haberland/Woodhaven/N. Toledo Blade for Change in Scope and Time Extension With Spectrum Underground, Inc., for an Additional Amount of \$199,227.50, for a Total Contract Price of \$706,643.85.

This item was approved on the Consent Agenda.

B. [23-0215](#) Approval of Licensed Training Provider Agreement With the American National Red Cross for the Provision of Public Education and Staff Training Services for a Thirty-Six Month Term at Contracted Unit Prices.

This item was approved on the Consent Agenda.

- C. [23-0264](#) 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. [23-0303](#) Approve Assignment and Assumption of Master Service Agreement and Statement of Work With CivicPlus, LLC and SeeClickFix, Inc. for the SeeClickFix Application Hosting and Integration with the Lucity Work Order System and Necessary Licenses..

This item was approved on the Consent Agenda.

- E. [23-0304](#) Approve Master Services Agreement and Appendix A Between Sentinel Technologies, Inc. and the City of North Port to Undergo an Internal and External Technology Penetration Test. Total Cost of Service is \$26,326.20.

This item was approved on the Consent Agenda.

- F. [23-0327](#) Approve Celeste Jameson as a Regular Member of the Parks and Recreation Advisory Board to Serve a Three-Year Term From February 28, 2023, to February 28, 2026.

This item was approved on the Consent Agenda.

- G. [23-0328](#) Approval of Minutes for the February 2, 2023 Commission Regular Meeting

This item was approved on the Consent Agenda.

- H. [23-0329](#) Approve Eva Rathgeber as a Regular Member of the Art Advisory Board to Serve a Three-Year Term From February 28, 2023, to February 28, 2026.

This item was approved on the Consent Agenda.

- I. [23-0354](#) Approve the Award of Funds From the Special Event Assistance Program to North Port Area Chamber of Commerce in Support of the Business & Community Expo to be Held on March 11, 2023, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

This item was approved on the Consent Agenda.

5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [23-0355](#) Presentation Regarding Course Offerings at Suncoast Technical College by Michael Endee, Assistant Director, North Port

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Michael Endee, Assistant Director Suncoast Technical College, provided a presentation including enrollment, programs, certifications and licensure, community hub, future development, and requested support.

Commission questions and discussion took place regarding high school enrollment and available programs, scholarship opportunities, funding, and offered support.

There was no public comment.

6. PUBLIC HEARINGS:

Petition:

- A. [CC](#) Consideration of Petition No. DMP-22-093, West River Village
[DMP-22-093](#) Development Master Plan (QUASI-JUDICIAL).

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

Ms. Faust 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 disclosed emails sent and received requesting documents and questions, and meeting with staff regarding floor area ratio (FAR).

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

Ms. Faust stated there were no aggrieved parties.

Martin Black, Land and P-3 Advisors, being duly sworn, provided a presentation including location, creating employment opportunities, site aerial of surrounding area, zoning designation, property ownership and development plans, exclusion regarding figure 3.9.1 from the West River Village Development Master Plan (DMP), FAR, conservation easement areas and size, Comprehensive Plan policies and applications, compliance with Unified Land Development Code (ULDC), interactions with Wellen Park, overhead view, Board and staff recommendation, and requested approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, location, zoning and future land use, development areas, requested waivers, transfer of development rights (TDR) process, recreation open space and wetlands for determining TDR, source of residential units, Southwest Florida Water Management District (SWFWMD) role, timeline, conservation easements, staff development review summary, neighborhood meeting, Comprehensive Plan future land use policy, Chapters 2, 3, 8 and 11, Activity Center 8, ULDC Chapter 53, fiscal impact analysis, staff recommendation, and requested approval.

There were no rebuttals by the Applicant or Staff.

Public Comment:

Ms. Faust swore in those wishing to provide testimony.

Timothy W Doyle: expressed support for development, expressed concern for traffic, impact fees, and sign size.

Commission questions and discussion took place regarding wetlands within versus outside of recreation open space (ROS), determination of wetlands, stormwater easement area, housing, incentives, acreage sold to Sarasota County, maximum units including TDR, conservation areas, stormwater management, Condition 4 regarding developing units allotted under the TDR, and timeline.

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 Stokes, seconded by Commissioner McDowell, to approve Petition No. DMP-22-093 as presented and find that, based on the competent substantial evidence, the Development Master Plan meets the standards in Section 53-7 of the Unified Land Development Code.

A motion to amend was made by Commissioner McDowell, seconded by Commissioner Emrich, to include the following waivers and conditions:

Waivers:

- 1. Waiver from ULDC Chapter 55, Section 55-55 - Activity Center Design Regulations and the adopted Urban Design Standards Pattern Book for Activity Center 8 and replace the existing legacy design regulations for The Gardens with the West River Village Design Standards.***
- 2. To allow for a minimum 30-foot building setback from the property line for a length of 1,550 feet abutting the stormwater management easement area, as shown in Figure 3 of the staff report.***
- 3. To allow a zero-foot buffer for a length of 1,000 feet where a forty (40) foot buffer is required, as shown in Figure 4 of the staff report. Staff recommends adding a condition when the site layout is finalized through the Master Infrastructure Plan, and it is determined there is adequate area to place a buffer, then the developer shall provide the appropriate buffers required by the ULDC.***
- 4. To adhere to ULDC Chapter 29 Sign Regulations regarding signs for Activity Center 8.***

Conditions:

- 1. Detailed stormwater hydraulic analysis of the stormwater system must be provided at the infrastructure/site development stage.***
- 2. Final determination of the number of development rights available for transfer from the Activity Center portion of the proposed Sending Zone shall be determined by the total wetland acreage as per a formal wetland determination by the Southwest Florida Water Management District, less any wetland area to be impacted by the Project.***
- 3. City Commission shall approve a Developers Agreement for the Transfer of Development Rights through an Ordinance.***
- 4. Transfer of Development Rights (TDR) and Conservation Easements shall be approved by Commission and recorded with the Sarasota County Clerk of Court prior to developing the residential units allotted under the TDR.***
- 5. Density shall be capped at 629 dwelling units in the event the TDR agreement***

and conservation easements are not successfully completed.

6. All signage shall comply with ULDC Chapter 29 Sign Regulations, and Sec. 53-111.

The motion to amend carried on the following vote:

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

The main motion as amended carried on the following vote:

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

B. [CC](#) [DMP-22-133](#) Consideration of Petition No. DMP-22-133, Acadia Behavioral Health Hospital Development Master Plan (QUASI JUDICIAL).

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

Ms. Faust 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 disclosed sent and received email answers to requested documents, and read answers to other Commissioner questions related to tax exemptions.

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

Ms. Faust stated there were no aggrieved parties.

Adam Crunk, Crunk Engineering LLC, and Jeffrey Woods, Acadia Healthcare, both being duly sworn, provided a presentation including treatment options, services provided, patient treatment process, environment and security, property size, zoning, Development Master Plan (DMP), fence height waiver request, aerial view, exterior materials, front view, and requested approval.

Mr. Bengé, being duly sworn, provided a presentation including size, neighborhood meeting, fence height waiver request, staff recommendation, and requested approval.

There were no rebuttals by the Applicant or Staff.

Public Comment:

Ms. Faust swore in those wishing to provide testimony.

Timothy W Doyle: expressed support for the development and spoke to health care needs.

Commission questions and discussion took place regarding location, roadway design, gopher tortoise survey update, ad valorem tax exemption, treatment services, and patient care.

Ms. Barnes, being duly sworn, provided a closing argument regarding inclusion of ad

valorem tax exemption.

There was no closing argument by 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. DMP-22-133 as presented with the below conditions and waivers and find that, based on the competent substantial evidence, the Development Master Plan meets the standards in Section 53-7 of the Unified Land Development Code:

Conditions:

- 1. Per § 60-7 (B) of the ULDC, the fire line to the building shall extend to one foot above finished floor (1' AFF) or one foot above finished grade (1' AFG) interior of the building. This requirement shall be called out on all civil drawings for reference.***
- 2. The Fire Department Connection (FDC) placement must meet the ULDC, Chapter 60-8 and shall not be located no further than ten (10) feet from the curb line.***
- 3. The ULDC and North Port Utilities require a double detector check valve assembly for all fire lines. Please amend sheets C7.0 (Overall Utility Plan) and C7.1 Utility Plan to reflect this requirement and the Post Indicator Valve Assembly.***
- 4. Per Urban Design Standards Pattern Book, page 20, parking in the front of a building will be limited to one row. The remainder of required parking shall be located to the rear, side, or internal.***
- 5. Per ULDC Sec. 55-4.B.(3), all new construction, renovation, or redevelopment shall incorporate the public art in accordance with Chapter 59. All public art shall be approved by City Staff and/or City Commission.***
 - A. The City Staff and/or City Commission shall approve the art piece and final placement prior to the issuance of the development order.***
- 6. Detailed treatment and attenuation calculations, floodplain impact and compensation analysis and stormwater conveyance capacity analysis will be required in the later MAS application. The preliminary drainage report dated November 10, 2022 is not approved with this DMP and will require revisions in the later MAS application.***
- 7. NOTICE: Site assessment activities (e.g. surveys, geotechnical) performed with the use of machinery/equipment which includes removal of trees, underbrush, or understory vegetation requires a land clearing/underbrush permit issued by the City of North Port Building Department. Except for the hand clearing of understory vegetation, removal of trees or understory vegetation without an appropriate land clearing/underbrush permit from the City of North Port Building Department may constitute violation(s) not limited to FWC rules, ULDC Chapter 58 Archeological Resource Protection Regulations, and ULDC Chapter 45 Tree Protection Regulations (adopted Feb. 22, 2022). Hand clearing of understory vegetation shall not occur in a wetland or watercourse buffer. Definitions of "tree" and "understory vegetation" are included in ULDC Chapter 45 Tree Protection Regulations (adopted Feb. 22, 2022 ord. no. 2021-46).***
- 8. Provide a copy of the approved Environmental Resource Permit (ERP). Also provide an approved permit under Section 404 of the Clean Water Act (CWA) issued by either a U.S. Army Corps of Engineers(USACE) or Florida Department of Environmental Protection (FDEP), depending on the location of the project. The permits will authorize wetland impacts and indicate how wetland mitigation will be achieved. This permit plus documentation of required wetland mitigation must be provided prior to construction that impacts the wetland. This permit is typically provided preferably before scheduling the preconstruction meeting with the City.***

9. A 15% gopher tortoise survey was done in October 2021 and 2 gopher tortoise burrows were located.

A. All gopher tortoise burrows found on-site must be avoided with the required 25 ft radius.

B. If gopher tortoises are proposed to be relocated, an FWC relocation permit for the relocation is needed, and a copy of the survey and permit provided to the City prior to issuing a Notice to Proceed (NTP). FWC guidelines require a 100% gopher tortoise survey before conducting capture and relocation activities.

C. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property. The summary After Action Report will be required prior to issuing a Notice to Proceed (NTP).

D. If site construction/land clearing does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or start of capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.

E. Immediately following relocation the gopher tortoise agent shall evaluate the need for installation of a well-constructed silt fence to prevent gopher tortoise re-entry.

F. In the case where zero (0) gopher tortoise burrows are located during an initial limited or 100% gopher tortoise survey an additional 100% gopher tortoise survey may be required within 90 days of issuing a Notice to Proceed (NTP) and within 90 days of issuing a land clear permit.

10. Before FDEP permits will be signed, North Port Utilities requires the following:

Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.

One engineer certified (sealed) estimate for the cost of utility construction.

A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.

11. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.

12. Irrigation systems shall be designed and constructed to meet reuse standards.

13. Provide the Utility Department with floor plans and plumbing riser drawings for each building so meter sizes and capacity fees can be calculated. Meter and Capacity fees shall be paid prior to utility site construction the Development Order,

14. Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.

15. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.

Waiver:

1. To permit a 14-foot-tall fence in lieu of the code required 8-foot max height.

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 8:08 p.m. to 8:20 p.m.

Ordinance - First Reading:

- C. ORD. NO. 2023-05** An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 78-24(u), Pertaining to Discontinuance and Abandonment of Water, Wastewater and Reclaimed Water Service; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Langdon announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding discrepancy related to deferring base facility charge, intent of prior Commission discussion and direction, verbiage clarification regarding charges, removal and reinstallation of meter and related fees, meter maintenance, and payments prior to removal of meter.

Public comment:

Timothy W Doyle: expressed opposition to meter removal fees.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to continue Ordinance No. 2023-05 to second reading on March 30, 2023, with changes in formatting and clarifying the language in the last sentence of Section 78-24 (u).

Commission questions and discussion took place regarding deferring meter removal and installation fee.

A motion to amend was made by Commissioner Stokes, seconded by Commissioner McDowell, to defer the \$77 meter disconnect fee along with monthly charges until time of reinstallation of service.

The motion to amend carried on the following vote:

Yes: 4 - Mayor Langdon, Vice Mayor White, Commissioner McDowell and Commissioner Stokes

No: 1 - Commissioner Emrich

Commissioner Emrich dissented due to possibility of fee being transferred to new property owner.

The main motion as amended carried on the following vote:

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

7. GENERAL BUSINESS:

- A.** [23-0308](#) Discussion and Possible Action Regarding the Presentation of a Key to the City to Eugene Matthews at the City Commission Regular Meeting on March 2, 2023, Requested by Mark Frandsen.

Mayor Langdon announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding previously presenting a Key to the City, and presenting a Key to the City to the Matthews family.

Public Comment:

Mark Frandsen: expressed support for presenting a Key to the City to the Matthews family.

Andrew Sias: expressed support for presenting a Key to the City to the Matthews family.

Jerry Nicaastro: expressed support for presenting a Key to the City to the Matthews family.

Justin Willis: expressed support for presenting a Key to the City to the Matthews family.

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

Friends of the Matthews family: expressed support for presenting a Key to the City to the Matthews family.

Commission discussion took place regarding including a proclamation, and Agenda timeline.

There was consensus to draft a proclamation to be presented at the March 14, 2023 City Commission Regular Meeting.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to present a Key to the City to Eugene Matthews and his family on March 14, 2023. The motion carried on the following vote:

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

- B.** [23-0315](#) Request for Waiver of Time Limits for Consideration of a Special Exception Following the City Commission's January 10, 2023 Denial of a Special Exception for a Rezone (Pocatella Avenue Multi-Family SPX-22-123).

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding waiving versus not waiving the waiting period, Development Master Plan (DMP) review process, requirements for

starting new application, and development of property.

Public Comment:

Gary Thalman: expressed opposition for proposed waiver.
John Seepe: expressed opposition for proposed waiver.
Linda Grother: expressed opposition for proposed waiver.
James Murphy: expressed opposition for proposed waiver.
Deanna Lamoureux: expressed opposition for proposed waiver.
Mark Lamoureux: expressed opposition for proposed waiver.
Kurt Loomis: expressed opposition for proposed waiver.
Allain Hale: expressed opposition for proposed waiver.
Justin Willis: expressed support for proposed waiver.

Mayor Langdon requested a motion.

A motion was made by Vice Mayor White, seconded by Commissioner Emrich, to approve the request to waive the time limits of Unified Land Development Code Section 53-264.A for filing a special exception for the property that was the subject of special exception Petition No. SPX-22-123 and that consists of approximately 11.71 acres located at the southeast corner of South Sumter Boulevard and Pocatella Avenue. The motion carried on the following vote:

- Yes:** 4 - Mayor Langdon, Vice Mayor White, Commissioner Emrich and Commissioner Stokes
- No:** 1 - Commissioner McDowell

Commissioner McDowell dissented due to necessity for a 12-month cooling off period.

C. [23-0363](#)

Discussion Regarding Placement of Signs from Private Individuals, Businesses and Other Entities in the Public Right of Way.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding granting permission for all or none, Supreme Court role, rewriting sign ordinance, City compliance and authority, legal rights, enforcement, special event signs, regulating sign requirements for exceptions, expediting process, Unified Land Development Code (ULDC) rewrite, and sign removal.

Public Comment:

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

Anonymous: expressed opposition to allowing sign placement in right-of-way.

In person public comment:

Elaine Allen-Emrich: expressed support for allowing sign placement in right-of-way.
Timothy W Doyle: expressed support for consistent enforcement regarding sign placement in right-of-way.
Justin Willis: expressed support for allowing sign placement in right-of-way.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to prohibit the City from placing City sanctioned special event signage in the City right-of-way. The vote carried on the following vote:

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

No: 1 - Vice Mayor White

Vice Mayor White dissented due to not considering personal signage the same as City business signs.

D. [23-0338](#) Discussion and Possible Action Regarding Approval of the February 6, 2023, Commission Workshop Meeting Minutes

Mayor Langdon announced the item.

Ms. Faust introduced the item.

There were no Commission questions or discussion.

Public Comment:

Justin Willis: expressed opposition to Commission direction regarding sign placement in right-of-way.

Ms. Slayton clarified public comment must be relative to the Agenda item.

Commission discussion took place regarding public comment process and decorum.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve the February 6, 2023 Commission Workshop Meeting Minutes as presented with the recommended changes. The motion carried on the following vote:

Yes: 4 - Mayor Langdon, Vice Mayor White, Commissioner McDowell and Commissioner Stokes

Absent: 1 - Commissioner Emrich

E. [23-0341](#) Discussion and Possible Action Regarding Potential Demolition of the Structure on the City-Owned Property at 5891 Jessamine Avenue.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding flood and mold damages, Federal Emergency Management Agency (FEMA) funding, demolition cost estimates, insurance options, fund balance, selling the property, and not purchasing improved property.

Public Comment:

Justin Willis: expressed support for demolition and placing signs alerting to safety

hazard.

Timothy W Doyle: expressed support for demolition.

Mayor Langdon requested a motion.

Commission questions took place regarding condemned status.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct staff to procure demolition of the building at 5891 Jessamine Avenue for demolition, to revert to natural land supporting habitat and hydrology, and to use tree fund money to plant trees upon completion.

Commission questions and discussion took place regarding tree fund money, and planting trees.

The motion carried on the following vote:

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

F. [23-0362](#)

Discussion and Possible Action Regarding a Resolution Opposing the Mosaic Mining Operations in De Soto County due to Potential Impacts to the City of North Port's Potable Water Supply and the Surrounding Area.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commissioner McDowell spoke to the item regarding Charlotte County resolution, and letters of support.

Commission questions and discussion took place regarding letters of support, creating a resolution, and importance of water preservation.

Public Comment:

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

Barbara Lockhart: expressed support for resolution opposing the Mosaic mining operation.

Molly Bowen: expressed support for resolution opposing the Mosaic mining operation.

Juno Enoch: expressed support for resolution opposing the Mosaic mining operation.

Mary Lundeberg: expressed support for resolution opposing the Mosaic mining operation.

Garrett Ramy: expressed support for resolution opposing the Mosaic mining operation.

Henry Kuhlman: expressed support for resolution opposing the Mosaic mining operation.

Jeremy Block: expressed support for resolution opposing the Mosaic mining operation.

Amie Justice: expressed support for resolution opposing the Mosaic mining operation.

Kathy Surprenant: expressed support for resolution opposing the Mosaic mining operation.

Maci Sadler: expressed support for resolution opposing the Mosaic mining operation.

Darya Cole: expressed support for resolution opposing the Mosaic mining operation.

Chris Pitts: expressed support for resolution opposing the Mosaic mining operation.

Lorna Stalcup: expressed support for resolution opposing the Mosaic mining operation.

Jasmine Bowman: expressed support for resolution opposing the Mosaic mining operation.

Janet Fennessy: expressed support for resolution opposing the Mosaic mining operation.

Cynthia Compton: expressed support for resolution opposing the Mosaic mining operation.

Gina LaBruno: expressed support for resolution opposing the Mosaic mining operation.

Joann Sabella: expressed support for resolution opposing the Mosaic mining operation.

Cynthia Sutherland: expressed support for resolution opposing the Mosaic mining operation.

Destiny Sharples: expressed support for resolution opposing the Mosaic mining operation.

Matthew Heldwein: expressed support for resolution opposing the Mosaic mining operation.

Karl Deigert: expressed support for resolution opposing the Mosaic mining operation.

In person public comment:

Lindsey Kohlenburg: expressed support for resolution opposing the Mosaic mining operation.

Timothy W Doyle: expressed support for resolution opposing the Mosaic mining operation and expressed opposition to mandatory public water supply.

Brooks Armstrong: expressed support for resolution opposing the Mosaic mining operation.

Justin Willis: expressed support for resolution opposing the Mosaic mining operation and expressed opposition to Commission direction regarding sign placement in right-of-way.

Allain Hale: read a statement from the Greater Charlotte Harbor Group Sierra Club expressing support for resolution opposing the Mosaic mining operation.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to direct the City Manager and City Attorney to prepare a resolution, using the Charlotte County approved resolution as a guide, to oppose the Mosaic mining operations in DeSoto County due to its impacts on North Port water supply. The motion carried on the following vote:

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

8. PUBLIC COMMENT:

Timothy W Doyle: expressed concern for application process during job fair.

Justin Willis: expressed opposition to Commission direction regarding sign placement in right-of-way and concern for violations of sign placement.

Commission requested City Manager to contact Mr. Willis regarding where to send complaints for sign placement violations.

9. COMMISSION COMMUNICATIONS:

A. [23-0381](#) Commissioner McDowell's Communications

Commissioner McDowell stated she will submit her report to the City Clerk, to be included in the next Commission communication meeting.

There was consensus for Commissioner McDowell to work with the City Manager and staff to facilitate a tour of North Port with the ManaSota League of Cities representatives and Sarasota County representatives.

B. [23-0382](#) Commissioner Stokes' Communications
 Commissioner Stokes stated he will submit his report in writing to the City Clerk.

C. [23-0384](#) Mayor Langdon's Communications
 Mayor Langdon did not have a report.
There was consensus to send letters of support to Mayors of other pre-platted communities in Florida to support Senator Gruters' recommended amendment to Senate Bill 102, also known as the "Live Local Act".

D. [23-0385](#) Vice Mayor White's Communications
 Vice Mayor White did not have a report.

E. [23-0387](#) Commissioner Emrich's Communications
 Commissioner Emrich reported on important topics.

10. ADMINISTRATIVE AND LEGAL REPORTS:

A. [23-0188](#) City Clerk Report
 Ms. Faust did not have a report.

B. [23-0343](#) City Attorney's Monthly Report
 Ms. Slayton did not have a report.

C. [23-0357](#) City Manager Report
 Mr. Fletcher did not have a report.

11. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 11:13 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.