



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes 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 Taylor, City Clerk

Monday, March 7, 2022

9:00 AM

City Commission Chambers

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, Commissioner Jill Luke, Commissioner Alice White and Commissioner Debbie McDowell

Also Present

City Manager Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Taylor, Recording Secretary Amanda Baker, Fire Division Chief Nick Herlihy, Deputy Police Chief Chris Morales, Economic Development Program Manager Mel Thomas, Neighborhood Development Services Director Alaina Ray, and Market Research Analyst Randy Bowling

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by North Port Police Officer William Carter.

1. PUBLIC COMMENT:

There was no public comment.

2. GENERAL BUSINESS:

[22-2343](#)

Training - Quasi-Judicial Proceedings

Mayor Emrich announced the item.

Ms. Slayton provided a presentation including a general overview regarding decision impacts, Boards that hold quasi-judicial hearings, due process, basis for appeal, compliance assurance, quasi-judicial matters defined and examples, role of the decision maker, included and excluded evidence in proceedings, hearsay, evaluation of evidence, and the procedural flowchart for hearings including introduction, ex-parte disclosures and

communications, presentations, definition of aggrieved or adversely affected parties and notice determination, rebuttal, public comments, board questions, closing arguments, action by the board, and motion and vote.

Commission questions took place regarding dissention disclosure, process for excluding evidence, determining an aggrieved party, relevant questions being answered during a hearing, waiver eligibility, engaging in ex-parte communication, and statute of limitation for ex-parte communications.

[22-2166](#)

Discussion on Economic Development Incentives, Including but Not Limited to Incentives Recommended by Camoin Associates, Incentives Recommended by the Community Economic Development Advisory Board Related to Workforce and Affordable Housing, and Commercial Impact Fee Incentives.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Staff provided a presentation including reasons for incentives, land use policies and zoning regulations, clarity of process, financial support and tools, relevant topics for discussion including development processes, affordable housing, small business and entrepreneurship, tree fund, and permit fee mitigation.

Recess was taken from 10:44 a.m. until 11:00 a.m.

Commission questions took place regarding backup material, engaging property owners in the affordable housing process, residential development in the Activity Centers, rehabilitating substandard housing areas, departmental inter-joining, codifying concurrent review processes, keeping Activity Centers as initially intended, targeted industries not being included in the presentation, examples of permit fee mitigation, Economic Development Incentive Funding (EDIF), process of changing Activity Center percentages between residential and commercial development, implementing residential percentage changes per Harris Act, timeline of development implementation, prioritizing development plans and regulations, staff support, changing Activity Centers' names, legal review regarding the 50% reduction for impact fees, ad valorem tax exemption for County and City, designating and funding Community Redevelopment Areas (CRAs), impact fee deferrals, and options for targeted industry developments to utilize the Tree Fund.

Ms. Thomas spoke to the newly-implemented focus group regarding economic sustainability incentives.

Discussion took place regarding staff's desired outcome from the meeting, simplifying the permit fee mitigation process, overlay concept, differences between private and public housing developments, preferred residency for affordable housing, potential affordable housing developments, land owners working with Economic Development, purpose and history of State Housing Incentives Partnership Program (SHIP) funds, progress of current projects, Camoin study determinations, implementing small house communities and mother-in-law suites, existing affordable housing developments continuing as income-based, median cost of affordable housing rates, implementing workforce and affordable housing incentives and policies as soon as possible, and adding residential as a targeted industry to the mixed use component.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 12:30 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Taylor, City Clerk

These minutes were approved on the ____ day of _____, 20__.