



# 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**

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Tuesday, November 14, 2023

10:00 AM

City Commission Chambers

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### **CALL TO ORDER**

Mayor Langdon called the meeting to order at 10:00 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, Deputy City Attorney Michael Golen, City Clerk Heather Faust, Assistant City Clerk Adrian Jimenez, Fire Chief Scott Titus, Police Chief Todd Garrison, Assistant City Manager Jason Yarborough, Parks and Recreation Director Sandy Pfundheller, Public Utilities Director Nancy Gallinaro, Public Utilities Assistant Director Susan Brasefield, Field Operations Manager Michael Vuolo, Development Services Assistant Director Lori Barnes, Planner I David Brown, Economic Development Manager Vinnie Mascarenhas, and Development Services Director Alaina Ray

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City Attorney Amber Slayton.

### **1. APPROVAL OF AGENDA**

***A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to approve the Agenda as presented. The motion carried by 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 eComments into the record:  
Sid Scott: expressed support of Resolution No. 2023-R-52.  
Ryan Campbell: expressed support of Resolution No. 2023-R-52.

Sherrie Cremen: expressed support of the Resolution No. 2023-R-52  
 Ernest Campbell: expressed support of Resolution No. 2023-R-52.  
 Carmine Miranda: expressed opposition of Resolution No. 2023-R-52.

In Person Public Comment:

Emma Lasker: spoke to a recommendation for special needs playground.  
 DJ Perez, Ethan Silva, and Evelina Didyk: spoke to efforts to stop littering.  
 Jaxan Watkins, Nolan Smith, and Jayden Thomas: spoke to bike lane reinforcement.  
 Vera Cardinale: spoke to a recommendation for a children's interactive museum.  
 Jeffrey Komar, Jasmine Lenard, and Orlando Tores, and Nicolas Poppen-Karabatsos: spoke to small businesses.  
 Erin Geredes, Jaelyn Biggers, Madison Louty, and Emma Cleveland: spoke to a recommendation for a bowling alley.  
 Adeline French and Alexandra Vowell: spoke to concern with City staff customer service.  
 Mark Framison: spoke to West Villagers for Responsible Government (WV4RG) litigation.  
 Jodie Vaughn: spoke to community growth, rezoning areas, and Activity Center 10.

### 3. ANNOUNCEMENTS

**A. [23-0448](#) 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 and queried the City Manager regarding items pulled from the Consent Agenda for discussion.

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner Emrich, seconded by Commissioner McDowell, to approve the Consent Agenda with the exception of Item Nos. 23-1473 and 23-1559 being pulled for discussion. The motion carried by the following vote:***

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

**A. [23-1316](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with Sylvester Excavating, Inc. to Perform Emergency Restoration to the Sumter and Price Blvd. Water Main that was Washed Out Due to Hurricane Ian Under Purchase Order 049735 in an Amount Not to Exceed \$36,300.00.**

***This item was approved on the Consent Agenda.***

**B. [23-1414](#) Approve the Letter of Agreement and Contract Between the University of North Florida Training and Services Institute, Inc., d/b/a Institute of**

Police Technology and Management and the City of North Port, in an Amount Not to Exceed \$6,526.29, for High Visibility Law Enforcement Operations in Areas with a High Rate of Pedestrian/Bicycle Crashes

*This item was approved on the Consent Agenda.*

- C. [23-1434](#) Approve the First Amendment to Drop-In Office Agreement for U.S. Department of Veterans Affairs to Include Exhibit A – Revocable License for Use of Property Granted to U.S. Department of Veterans Affairs by the City of North Port

*This item was approved on the Consent Agenda.*

- D. [23-1473](#) Approve the Sole Source Purchase of Neptune Automatic Meter Read Water Meters, Reading Equipment, Software, and Repair and Maintenance Services from Ferguson Enterprises, LLC d/b/a Sunstate Meter & Supply on an As-Needed Basis, Based on Unit Pricing, for an Annual Estimated Amount of \$906,050.00 for Fiscal Year 2023-2024.

Mayor Langdon announced the item.

Commissioner McDowell spoke to the item.

Mr. Vuolo spoke on lifespan, implementation, and replacement.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve Item No. 23-1473 as presented. The motion carried by the following vote:***

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

- E. [23-1523](#) Approve the Equitable Sharing Agreement and Certification Between the U.S. Department of Justice, the U.S. Department of Treasury, and the City of North Port, Florida Related to the Use of Federally Forfeited Funds.

*This item was approved on the Consent Agenda.*

- F. [23-1524](#) Approve the First Amendment to [Vendor Name Exempt] Insight Platform Terms of Service For Schedule A: Professional and Managed Services in the Amount of \$78,424.33.

*This item was approved on the Consent Agenda.*

- G. [23-1526](#) Approve the CivicPlus SeeClickFix Quote #Q-45422-1, CivicPlus Master Services Agreement, CivicPlus Privacy Policy, CivicPlus Municipal Websites (CivicEngage) Central Platinum Security Hosting and Support, CivicPlus Municipal Websites (CivicEngage) Central Standard Hosting and Support, CivicPlus Claims of Copyright Infringement, CivicPlus Terms of Use, and CivicPlus Solutions and Services Terms and Conditions in the Amount of \$26,029.50.

*This item was approved on the Consent Agenda.*

- H. [23-1530](#) Approve the Granicus Suite Annual Maintenance Quote, Master Subscription Agreement and Professional Service Agreement in the Amount of \$66,956.30.

*This item was approved on the Consent Agenda.*

- I. [23-1536](#) Approve the Renewal of the Amended and Restated Requested Operational Assistance and Voluntary Cooperation Agreement Between Law Enforcement Agencies Located in Sarasota and Manatee Counties.

*This item was approved on the Consent Agenda.*

- J. [23-1546](#) Accept the Cash Receipts Summary Report for September 2023.

*This item was approved on the Consent Agenda.*

- K. [23-1549](#) Approve the October 10, 2023 Commission Regular Meeting Minutes

*This item was approved on the Consent Agenda.*

- L. [23-1553](#) Approve the Granicus Government Experience Cloud Annual Subscription Terms and Conditions Renewal in the Amount of \$39,624.23.

*This item was approved on the Consent Agenda.*

- M. [23-1559](#) Approve Statements of Support for State Legislative Funding for Peace River Manasota Regional Water Supply Authority Regional Water Projects

Mayor Langdon announced the item.

Commissioner McDowell spoke to the item.

Commission discussion took place regarding signature representing all of Commission.

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to approve Item No. 23-1559 as amended to add "on behalf of the North Port City Commission" to the signature line. The motion carried by the following vote:***

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

## **5. PUBLIC HEARINGS:**

### **RESOLUTION:**

- A. [RES. NO. 2023-R-52](#) A Resolution of the City Commission of the City of North Port, Florida, Granting a Special Exception to Allow a Multi-Family Residential Use Located Generally at the Southeast Corner of Sumter Boulevard and Pocatella Avenue, North of McKibben Drive in the Office, Professional, Institutional (OPI) Zoning District pursuant to the City of North Port

Unified Land Development Code Section 53-92 and 53-259; Providing for Findings; Providing for Granting the Special Exception; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

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

Ms. Faust read the Resolution by title only and swore in all those wishing to provide testimony.

Mr. Fletcher introduced the item.

Mayor Langdon called for disclosure of ex parte communications.

Commissioner Emrich disclosed a meeting with Dr. Butt and Mr. Gudda, and watching the Planning and Zoning Advisory Board (PZAB) meeting.

Vice Mayor White disclosed a meeting with Dr. Butt and Mr. Gudda.

Mayor Langdon disclosed a meeting with Mr. Gudda and one-on-one with staff.

Commissioner Stokes disclosed a meeting with Dr. Butt and Mr. Gudda.

Commissioner McDowell disclosed emails provided to the Clerk and listening to PZAB meetings.

Ms. Slayton spoke to not considering general public comment as evidence for this hearing.

Ms. Faust noted aggrieved parties James G. Murphy, Gary R. Thalman and John Seepe.

Peter Van Buskirk, Kimley-Horn and Associates and Zia Butt, property owner, both being duly sworn, provided a presentation to include project overview, property background, property history, development concept plan, conceptual landscape plan, special exception code, Comprehensive Plan compliance, economic development, Unified Land Development Code (ULDC) compliance, requirements, and request for approval.

Ms. Barnes, being duly sworn, provided a presentation to include overview, staff development review summary, Comprehensive Plan data and analysis and Chapter 2 future land use, professional office, transportation, housing, and economic development element goals, objectives and policies, and staff recommendations.

James G. Murphy, aggrieved party, being duly sworn, spoke to single-family homes, zoning changes, designation areas, adjacent towns, taxpayers, mixed uses, single story offices, multi-family apartments, tourism, consulting fees, workforce, required infrastructures, Office, Professional, Institutional (OPI) maintenance, Sarasota Memorial Hospital, Hurricane Ian affects, offered amenities, Herald Tribune article, proposed budgets, PZAB meeting, community plans, citizen expectations, state and local land conservatory, transparency, and occupancy rate.

Gary R. Thalman, aggrieved party, being duly sworn, spoke to apartment proposal, litter, crime, density, meeting requirements, multi-family residential uses, PZAB input, previous Commission denial, OPI, commercial tax base, location proposal, workforce, traffic, quality of life, and economic benefit.

John Seepe, aggrieved party, being duly sworn, spoke to legislative impact, impact on residents, hurricane impact and recovery, resident concerns, intensity of proposed use, previous Commission denial, waiver time requirements, condition improvements, classified OPI's, and affordable housing.

Recess was taken from 11:51 a.m. until 12:30 p.m.

In response to Mayor Langdon's request for disclosure of additional ex parte communications, Commissioners disclosed no additional ex parte communications.

Ms. Slayton spoke to correction in the Section referenced in the suggested motions.

Mr. Van Buskirk provided a rebuttal regarding special exemption, septic use, workforce, citizen needs, restrictions, office space, intensity, OPI's, and mixed uses.

Ms. Barnes provided a rebuttal regarding clarification on staff role process, commentaries of Wellen Park uses, OPI uses, percentage from commercial to residential, and Heron Creek apartments.

Mr. Murphy provided a rebuttal regarding square footage and acreage, OPI's, retention ponds, student public comments, workforce, small business, and future citizens.

Mr. Thalman provided a rebuttal regarding meeting Comprehensive Plan and ULDC criteria, previous denial from PZAB and Commission, and OPI's.

In Person Public Comment:

Joe Wactowski: spoke to Punta Gorda elections and expressed opposition to the proposal.

Deanna Lamoureur: expressed opposition to the proposal.

Mark Lamoureur: expressed opposition to the proposal.

Ann Jordan: spoke to Toys for Tots and thanked Mr. Butt for space.

Ken Miller: spoke to Toys for Tots and North Port Toy Chest.

Carolyn Price: declined to comment on this item.

Delaine Ellison: expressed opposition to the proposal.

Bruce Farrell: expressed opposition to the proposal.

Kathy Del Sesto: expressed opposition to the proposal.

Pam Tokarz: expressed opposition to the proposal.

Anna Kopfhamer: expressed support to the proposal with conditions.

Kurt Loomis: does not wish to speak but opposes the agenda item.

Linda Grother: expressed opposition to the proposal.

Omar Butt: spoke to transparency, workforce, and housing situations.

Kris Dunda: expressed support of the proposal.

Commission questions took place regarding ad valorem taxes, acreage of OPI site, included amenities, stormwater, Development Master Plan (DMP), alignment, maximizing economic benefit, standard building height, site accommodations for OPI uses, criteria and requirements, PZAB denial, history of OPI parcels, ULDC rewrite property designation, mixed-use (MX2), zoning re-designation, special exemption request, acceptable guidelines, housing need assessments, housing density, revising lighting requirements and standards, and build time frame for the OPI.

Ms. Slayton spoke on requirement recommendations.

Commission discussion took place regarding Policy 1.1, concurrent development requirements, office and residential space, previous application, city growth and development, diverse housing opportunities, business hours, traffic concerns,

affordable housing, and office space conditions.

Mr. Thalman provided a closing argument regarding acreage proposal, previous vs. current changes to the proposal, staff report, and request for denial.

Mr. Murphy provided a closing argument regarding projections, population, consulting agencies, and ULDC changes.

Ms. Barnes provided a closing argument regarding Comprehensive Plan provisions incorporating 50% guidelines, policies, and staff report.

Mr. Van Buskirk and Philip Del Ria, being duly sworn, provided a closing argument regarding lighting criteria, traffic, striking west bound road, reinforcing mixed land uses, opportunities for office, retail and institutions, single-family residential zoning, and special exemption criteria.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell to deny Resolution No. 2023-R-52, and find that, based on the competent substantial evidence, granting the special exception will adversely affect the public interest, health, safety and general welfare; all of the 17 standards listed in Section 53-259(a)(3) of the Unified Land Development Code have not been met; and:***

***(a) The proposed use IS NOT consistent with the intent, goals objectives, policies and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.***

***(b) The density or intensity of the proposed use IS NOT consistent with the intended future use of the designated land use area in which the property is located, in accordance with the provisions of the Future Land Use Plan Map contained in the Comprehensive Plan.***

***(c) The proposed use, singularly or in combination with other previously approved special exceptions, IS detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and WILL NOT be an economic benefit to the economy of the City.***

***(k) The ingress and egress to the subject parcel and any structure involved adversely AFFECTS traffic flow, safety or control.***

***(m) The proposed use adversely AFFECTS traffic flow, safety or control on the surrounding roadway system.***

***The motion failed due to lack of a second.***

***A motion was made by Vice Mayor White, seconded by Commissioner Emrich, to approve Resolution No. 2023-R-52 as presented and find that, based on the competent substantial evidence: Proper notice was provided, granting the special exception will not adversely affect the public interest, health, safety, and general welfare, the specific requirements in the schedule of district regulations governing the individual special exception have been met; and the 16 standards listed in section 53-259(a)(3) of the Unified Land Development Code have been met. The motion carried by the following vote with Commissioner McDowell dissenting due to giving away land for economic development to build more residential housing:***

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

**No:** 1 - Commissioner McDowell

- B. [RES. NO. 2023-R-81](#) A Resolution of The City Commission of The City of North Port, Florida, Vacating a Portion of the Rear Maintenance Easement of Lot 43, Block 645, Fourteenth Addition to Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

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

Ms. Faust read the Resolution by title only and swore in all those wishing to provide testimony.

Mr. Fletcher introduced the item.

There were no ex parte communications from Commissioners.

Ms. Faust noted there were no aggrieved parties.

Applicant exempt, being duly sworn, spoke to overview, location, and property improvement.

Mr. Brown, being duly sworn, provided a presentation to include overview, property owner under confidential ownership, vacation of easement survey, Planning and Zoning Advisory Board (PZAB) approval, review process, compliance with Florida Statutes and Unified Land Development Code (ULDC) Chapter 53 zoning regulations, and staff recommendations.

There were no rebuttals from the Applicant or Staff.

There was no Commission discussion.

There was no public comment.

There were no closing arguments from Staff or the Applicant.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Vice Mayor White, seconded by Commissioner Stokes, to approve Resolution No. 2023-R-81 as presented. The motion carried by the following vote:***

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

#### **ORDINANCE - First Reading:**

- C. [ORD. NO. 2023-29](#) An Ordinance of the City of North Port, Florida, Establishing a Schedule and Location of City Commission Regular Meetings and Workshops for the 2024 Calendar Year; Providing for Findings; Providing for Conflicts; Providing for Severability; 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 Stokes, to direct the City Clerk to read the Ordinance by title only. The motion***



*carried by 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.

There was no Commission discussion.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to continue Ordinance No. 2023-29 to second reading on November 28, 2023. The motion carried by the following vote:***

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

**D. [ORD. NO. 2023-30](#)**

An Ordinance of the City of North Port, Florida, Authorizing a Reasonable Return on Equity from the Ownership and Operation of the City’s Utility System; Amending the Code of the City of North Port, Florida, Section 78-22; 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 Stokes, to direct the City Clerk to read the Ordinance by title only. The motion carried by 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 discussion took place regarding reimbursements, Line 63, legal review, reasonable rate of return, fee utilization, and State of Florida revisiting.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Vice Mayor White, seconded by Commissioner Stokes, to continue Ordinance No. 2023-30 to second reading on November 28, 2023. The motion carried on the following vote with Commissioner McDowell dissenting due to concern with non-residents and utility customers paying taxes when Utilities is an enterprise fund:***

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

**No:** 1 - Commissioner McDowell

- E. [ORD. NO. 2023-33](#) An Ordinance of the City of North Port, Florida, Prohibiting Smoking at Public Parks; Amending the Code of the City of North Port, Florida to Create a New Section 46-64; 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 Stokes, to direct the City Clerk to read the Ordinance by title only. The motion carried by 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 discussion took place regarding Line 62.

Ms. Slayton spoke to Florida Statutes, enforceable local law, and code amendment.

Ms. Pfundheller responded to Commission questions regarding Butler Park playground area.

Commission discussion continued regarding City Center Green, Mullen Center playground, designated park classification, Line 89, and issuance of violations.

Chief Garrison spoke to process for issuing violations.

Commission discussion continued regarding Line 95, penalty process, fee schedule, City Center Green complex, designated areas, park list, burden of proof, boundless playground, Garden of Five Senses, and health concerns.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Vice Mayor White, seconded by Commissioner Stokes, to continue Ordinance No. 2023-33 to second reading on November 28, 2023 as amended to include City Center Green Complex. The motion carried by the following vote with Commissioner Emrich dissenting due to concern with enforcement and Commissioner McDowell due to concern with enforcement, and false notion of smoking and fathom problem:***

**Yes:** 3 - Mayor Langdon, Vice Mayor White and Commissioner Stokes

**No:** 2 - Commissioner Emrich and Commissioner McDowell

***There was consensus to reorder the agenda to hear Item No. 23-1540 at this time.***

## **6. GENERAL BUSINESS:**

- C. [23-1540](#) Discussion and Possible Action Regarding Economic Development Market Feasibility Study, Appendix VII, Including Property in the North Port Gardens Development of Regional Impact, Star Farms Village -

Formerly Toledo Village, Toledo Blade 320 Project, and the Proposed MX-2 Zoned Land on the Northwest Side of the Toledo Blade and I-75 Interchange.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Mascarenhas provided a presentation to include 2021 study and 2023 update, and map of the study area.

Tom Dworetsky, Camoin Associates, spoke to map of the study area, innovation corridor revised Return on Investment (ROI), and implications.

Commission discussion took place regarding Page 9 of the study and mixed-use (MX2) area.

Ms. Barnes spoke to proposed zoning map.

Commission discussion continued regarding determination of job creation, methodology, job growth grant, intended jobs, commercial general, MX2, and vertical integration.

Ms. Ray spoke to vertical integration, funding restrictions, mixed use projects and developers, affordable housing, and single and multi-family homes.

Commission discussion continued regarding accepting Appendix VII.

Ms. Faust read the following eComment into the record:

Carmine Miranda: expressed support of the Camoin recommendation.

In Person Public Comment:

Pam Tokarz: spoke to live local act and Star Farms

Carolyn Price: spoke to workforce numbers, light industrial park acreage, developer information, and road blockage.

Mayor Langdon requested a motion.

***A motion was made by Commissioner McDowell to direct the City Manager to work with staff and the consultant to bring back a revised Appendix VII showing revised MX2 areas and updated Toledo Village showing 10 acres of non-residential and to bring back to Commission for review and adoption. The motion failed due to lack of a second.***

***A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to accept the Economic Development Market Feasibility Study, Appendix VII with the inclusion of the north side MX2 future government use and the additional 10 acres for Toledo Village, Star Farms.***

Ms. Mascarenhas provided a recommendation for the motion.

Commission discussion took place regarding the motion to be accepted and a revised memo from the City Manager.

***A motion to amend was made by Commissioner McDowell, seconded by Commissioner Stokes, to direct the City Manager to provide Commission with a memo and revised Appendix VII. The motion to amend carried by the following vote:***

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

***The main motion as amended carried by the following vote:***

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

**A. [23-1227](#)** Discussion and Possible Direction Regarding Pre-Payment Plan Options for the Water and Wastewater Expansion Project

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Brasefield provided a presentation to include pre-payment plan options, lump sum and over time for existing homeowners, and lump sum and over time for vacant land.

Commission discussion took place regarding monthly payments, hardships, undeveloped land, locking in rates, and vacant lot property owners.

Ms. Gallinaro spoke to vacant lot property owners, capacity fee usage, refunds, interest, and transferable land sales.

Commission discussion continued regarding neighborhood expansion funding, financial advantage, vacant lands, house consumption, targeted areas, construction time, and payment plans.

Mr. Yarborough spoke to direction from Commission, global or specific areas, and advanced areas.

Commission discussion continued regarding cost, other communities, adjustments, and incentives.

There was no public comment.

***There was consensus to direct staff to answer questions emailed from Commission and bring back to Commission for review.***

**B. [23-1520](#)** Discussion and Possible Action Regarding the First Amendment to the City Manager's Employment Agreement.

Mayor Langdon announced the item.

Ms. Slayton introduced the item.

Commission discussion took place regarding minimum 30 days for written resignation, annual renewal terms, and benefit to both parties.

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to approve the amendments to the City Manager's contract relating to term and notice requirements for termination and resignation. The motion carried by the following vote with Commissioner McDowell dissenting due to the City Manager keeping Assistant City Manager and Directors apprised of information***

*negating the need for 30 days:*

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

**No:** 1 - Commissioner McDowell

**D. [23-1627](#)**

Discussion and Possible Action Regarding Reconsideration of Agenda Item No. 23-1548, Discussion and Possible Action Regarding a Temporary Moratorium on Affordable Housing Under the Live Local Act, Discussed During the City Commission Regular Meeting Held on October 24, 2023.

Mayor Langdon announced the item.

Ms. Faust introduced the item.

Commissioner Stokes spoke to the item.

***A motion was made by Commissioner Stokes, seconded by Vice Mayor White, to reconsider Item No. 23-1548 regarding the discussion and possible action regarding a temporary moratorium on affordable housing under the Live Local Act, discussed during the City Commission regular meeting held on October 24, 2023. The motion carried on the following vote:***

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

Commissioner Stokes spoke to input received regarding market conditions, proposed Unified Land Development Code (ULDC) rewrite, process for implementing moratorium, and alternate approaches.

Commission discussion took place regarding House Bill 1C, impact on ULDC rewrite progress, safeguards within the ULDC, impact of House Bill 1C on rewrite, reclaiming Home Rule Authority, and importance of Home Rule.

***A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to rescind the City Commission direction given on October 24, 2023 relating to directing the City Manager to move forward with putting a process in place for a moratorium on affordable housing under the Live Local Act. The motion carried on the following vote:***

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

**E. [23-1533](#)**

Election of Mayor and Vice Mayor

Mayor Langdon announced the item and called for nominations for Mayor.

Mayor Langdon passed the gavel and nominated Vice Mayor White to serve as Mayor.

Vice Mayor White asked for any additional nominations, closed the nominations, and requested a motion.

***A motion was made by Mayor Langdon, seconded by Commissioner Emrich, to appoint Vice Mayor White as Mayor. The motion carried on the following vote:***

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

Mayor White called for nominations for Vice Mayor.

Commissioner McDowell nominated Commissioner Stokes to serve as Vice Mayor.

Mayor White asked for any additional nominations, closed the nominations, and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to appoint Commissioner Stokes as Vice Mayor. The motion carried on the following vote:***

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

In Person Public Comment:

Jill Luke: expressed support of Commissioner Langdon, White, and Stokes.

**F. [23-1628](#)**

Discussion and Possible Action Regarding the City Commission Board and Committee Assignments for Fiscal Year 2023-2024.

Mayor White announced the item.

Ms. Faust introduced the item.

Commission discussion took place regarding maintaining current assignments and mayoral obligations.

***There was consensus for Commissioner Langdon to be primary and Mayor White alternate for Teen Court.***

***There was consensus for Vice Mayor Stokes to be primary and Commissioner Emrich alternate for Community Health Action Team (CHAT).***

Commission discussion continued regarding voting delegate for National League of Cities meeting.

***There was consensus for Commissioner McDowell to be voting delegate for 2023 National League of Cities meeting.***

There was no public comment.

Mayor White requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to adopt committee assignments as stated via consensus. The motion carried by the following vote:***

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

**7. RECOGNITION:**

**[23-1656](#)**

Recognize Commissioner Langdon for Service as Mayor from November 2022 through November 2023.

Mayor White introduced the item and Commission presented Commissioner Langdon with a plaque.

**8. PUBLIC COMMENT:**

There was no public comment.

**9. COMMISSION COMMUNICATIONS:**

- A. [23-1631](#) Mayor Langdon's Communications  
Commissioner Langdon spoke to events attended.
  
- B. [23-1632](#) Vice Mayor White's Communications  
Mayor White spoke to events attended.
  
- C. [23-1633](#) Commissioner Emrich's Communications  
Commissioner Emrich did not have a report.
  
- D. [23-1634](#) Commissioner McDowell's Communications  
Commissioner McDowell spoke to events attended and important topics.
  
- E. [23-1635](#) Commissioner Stoke's Communications  
Vice Mayor Stokes spoke to events attended.

**10. ADMINISTRATIVE AND LEGAL REPORTS:**

Mayor White called on Charter Officers for reports.

Mr. Fletcher expressed support of Commissioners Langdon and White.

Ms. Slayton expressed support of Commissioners Langdon and White.

Ms. Faust expressed support of Commissioners Langdon and White.

**11. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 5:45 p.m.

City of North Port, Florida

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

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