



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft City Commission Workshop

CITY COMMISSIONERS

Debbie McDowell, Mayor

Jill Luke, Vice Mayor

Christopher Hanks, Commissioner

Pete Emrich, Commissioner

Vanessa Carusone, Commissioner

APPOINTED OFFICIALS

Peter Lear, City Manager

Amber L. Slayton, City Attorney

Heather Taylor, City Clerk

Monday, July 6, 2020

9:00 AM

City Commission Chambers

CALL TO ORDER

Mayor McDowell called the meeting to order at 9:00 a.m.

ROLL CALL

Mayor McDowell read into the record an email received by Commissioner Carusone informing of her absence.

Present: 4 - Mayor Debbie McDowell, Vice Mayor Jill Luke, Commissioner Christopher Hanks and Commissioner Pete Emrich

Absent: 1 - Commissioner Vanessa Carusone

Also Present:

City Manager Peter Lear, City Attorney Amber Slayton, Assistant City Manager Cari Branco, City Clerk Heather Taylor, Parks and Recreation Director Sandy Pfundheller, Public Works Director Julie Bellia, Stormwater Manager Elizabeth Wong, Planning Division Manager Nichole Galehouse, GIS Administrator Nita Hester and Recording Secretary Ida Goodman.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hanks.

1. PUBLIC COMMENT:

There was no public comment.

2. GENERAL BUSINESS:

[20-2375](#)

Discussion and Direction for Myakkahatchee Creek Tier 1 and Tier 2 Properties to be Acquired in Order of Priority

Ms. Branco provided an overview including history of Commission direction, properties

acquired, project process, funding, and overview of the topics for discussion.

Ms. Phundheller provided a presentation including: purpose and benefits,, overview of overall plan, history, concept plans, Myakkahatchee Creek: Greenway concept plan A (including possible activities), Myakkahatchee Creek: Greenway concept plan B (including possible activities), Greenway phasing and Linear Park, and responded to questions regarding location, design, and size.

Ms. Wong clarified the project location, design and compliance with the proposed Greenway activities.

Ms. Branco clarified that the acquired improved property on Jasmine Way is in Tier 2.

Ms. Hester displayed a map depicting the location of Tier 1 and Tier 2 acquired lots and lots needing to be purchased.

Discussion continued regarding Tier 1 and Tier 2 acquired lots as presented and the properties still needed to be purchased in Tier 1.

Ms. Galehouse spoke to the property owners ability to build, the zoning requirements on the and the conservation overlay zone.

Ms. Bellia spoke to the history of the City owned properties within the Greenway project.

Discussion continued regarding the 1 mile trail from Price Boulevard to Appomattox Drive connecting to the Greenway Project, the history of the Greenway project and process for including in the Master Plan, timeline for the trail and development order, and criteria for extending the development order.

Ms. Galehouse provided a presentation regarding long term preservation of lots, consolidating lots and rezoning including: planning recommendations, lot consolidation and conservation of lots.

Discussion ensued regarding needed property locations for Tier 1, survey costs, and goal of combining lots.

Mr. Lear agreed to provide information regarding the cost and staff time of combining the lots still needed to be purchased and City owned lots.

Discussion continued regarding future goals of purchased properties.

There was a request for a consensus for staff to bring back an estimate on survey costs, staff time required to combine lots and the possible purpose of the property owned by the Road and Drainage District.

Vice Mayor Luke and Commissioners Hanks and Emrich noted they did not support the consensus due to staff time and costs involved with the combining lots requirements.

Ms. Branco noted the direction needed from the Commission and backup material provided.

Ms. Wong clarified the purpose of Tier 2 lot purchases in the Comprehensive Plan, location in relation to the creek, Tier 2 flood plain, water issues with Tier 2 single family lot developments and flood plain compensation.

Ms. Bellia noted that the road located between Tier 1 and Tier 2 will eventually be removed.

Discussion continued regarding guaranteeing the conservation of Tier 1 and Tier 2 lots, market value of the needed lots, prioritizing lot purchases, process for funding and replenishing lots, Tier 1 lots with improvements and land acquisition, the need for willing sellers and those interested in swapping properties, purchasing improved properties in Tier 2, funding for property purchases and purchased property on Jasmine Way.

There was a consensus to have the remaining \$288,275.00 be prioritized placing vacant properties before developed properties in Tier 1 and Tier 2.

There was a request for a consensus to not purchase improved properties.

Vice Mayor Luke, Commissioners Emrich and Hanks noted that the consensus to prioritize the purchase of vacant properties addresses not purchasing improved properties and any properties to be purchased need to come before the Commission for approval.

Discussion continued regarding process for Commission approval on purchasing properties, cost, staff time and resources for purchases of improved lots from a willing seller, disregarding the purchase of the improved property from a willing seller, rescinding the previous direction regarding the purchase of lots and adhering to the consensus to consider only undeveloped lots.

Ms. Branco noted the responses received from letters inquiring for purchase/land swap properties and cost for pursuing the improved lot from the willing seller.

Mr. Lear noted there will be staff resources invested bringing back to the Commission the improved property from a responding willing seller agenda item.

Discussion continued regarding clarification on the purchase of vacant and improved property.

There was a consensus to stop the process of purchasing the developed lot offered from a willing seller.

At the request of the Mayor, Ms. Taylor reread the prior consensus regarding purchasing of vacant lots.

Discussion ensued regarding the direction to move forward in pursuing vacant properties.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Mayor McDowell adjourned the meeting at 10:31 a.m.

City of North Port, Florida

By: _____
Debbie McDowell, Mayor

Attest: _____
Heather Taylor, City Clerk

Minutes approved at the Commission Regular Meeting this ____ day of _____,
2020.