



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

### *CITY COMMISSIONERS*

*Alice White, Mayor*

*Phil Stokes, Vice Mayor*

*Pete Emrich, Commissioner*

*Barbara Langdon, Commissioner*

*Debbie McDowell, Commissioner*

### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*

*Amber L. Slayton, City Attorney*

*Heather Faust, City Clerk*

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Monday, May 6, 2024

9:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor White called the meeting to order at 9:00 a.m. and provided required notifications regarding conducting a hybrid meeting.

### ROLL CALL

**Present:** 4 - Commissioner Debbie McDowell, Mayor Alice White, Vice Mayor Philip Stokes and Commissioner Barbara Langdon

**Not Present:** 1 - Commissioner Pete Emrich

### Also Present:

City Manager Fletcher, City Attorney Slayton, Board Specialist Bodmer, Assistant City Clerk Powell, Fire Chief Titus, Police Chief Garrison, Assistant Development Service Director Barnes, and Natural Resources Manager Kalev

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chuck English.

### 1. PUBLIC COMMENT:

There was no public comment.

### 2. GENERAL BUSINESS:

[24-0638](#)

Discussion and Possible Direction Regarding the Draft of the Unified Land Development Code Chapter 6 - Natural Resources

Mayor White announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes provided a presentation regarding general articles, archeological, endangered and threatened species, flood prevention, Myakka River protection zone, tree regulations, open spaces, development areas, review, tree protection fund, historic buildings, map figures, Federal Emergency Management Agency (FEMA) model flood ordinance, eliminating unnecessary wordiness, wetland buffer, and next steps.

Commissioner Emrich joined the meeting at 9:15 a.m. and stated he will be attending the hybrid meeting via CMT due to experiencing a medical condition.

**A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to approve the use of communications media technology (CMT) for a hybrid meeting. The motion carried on the following vote:**

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

Commission questions and discussion took place regarding tree fund language, Environmental Department budget, Hearing Officer, archaeological sites, Historical district, historical site registry, conservation zone, Myakkahatchee Creek development, Myakka River, protection zone, tree survey, migration fees, heritage trees, land development, building permits, tree removal certificate of zoning compliance, unimproved property, incentivize tree planting, property tax rebate, vehicle language, invasive species, conservation land funds, planting language, and wetlands.

Consensus was requested to change section 6.8.5. to read 1. avoid filling wetland resources; 2. minimize adverse impacts to those wetlands that cannot reasonably be avoided; 3. provide compensatory mitigation via the state permitting process.

Commission questions and discussion continued regarding development trees, relocating trees, and adding option to relocate development trees.

Consensus was requested to include the tree relocation option in the draft using Chapter 45-7c as a guide.

Commission questions and discussion continued regarding tree canopy survey.

Ms. Barnes spoke to next steps, Unified Land Development Code (ULDC) draft, comprehensive plan, submitting to the state, neighborhood meeting, definition section, first reading, and state review.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor White adjourned the meeting at 11:33 a.m.

City of North Port, Florida

By: \_\_\_\_\_  
Alice White, Mayor

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

