



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

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

Tuesday, July 23, 2024

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor White called the meeting to order at 10:00 a.m. and provided required notifications regarding conducting a hybrid meeting.

Commissioner Emrich stated he will be attending the hybrid meeting via Communications Media Technology (CMT) due to experiencing a medical condition.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to accept the use of CMT for a hybrid meeting. The motion carried on the following vote:

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

No: 1 - Commissioner McDowell

ROLL CALL

Present: 5 - Commissioner Pete Emrich, Commissioner Debbie McDowell, Mayor Alice White, Vice Mayor Philip Stokes and Commissioner Barbara Langdon

Also Present:

City Manager Fletcher, City Attorney Slayton, City Clerk Faust, Board Specialist Bodmer, Police Chief Garrison, Fire Chief Titus, Grants Manager Malingowski, Grant Coordinator Davey, Public Works Director Speake, Planner Willitte-Grondin, Development Services Director Ray, and Development Services Assistant Director Barnes

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Development Services Director Alaina Ray.

1. APPROVAL OF AGENDA

Mayor White requests a motion to approve the agenda.

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

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

2. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:

Dan Rannekliev: Spoke to Heron Creek Activity Center 2 with relevance to Ordinance No. 2024-09.

In Person:

David Iannotti: Expressed concern with citizens not being heard and other various items.

Robin San Vicente: Expressed concern with mosquito management and other various items.

Valdy Olender: Spoke to cost of Price Boulevard Widening Project and other various items.

Dan Lobeck: Expressed concern with Heron Creek with relevance to Ordinance No. 2024-09.

Kathleen Boccagna: Expressed concern with property value.

3. ANNOUNCEMENTS

A. [24-0216](#) Announcement of Current Advisory Board and Committee Vacancies

Mayor White 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 White announced the item and queried the City Manager regarding items pulled from the consent agenda for discussion.

There was no public comment.

Mayor White requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to approve the items in the consent agenda with the exception of Item No. 24-0815, 24-0930, and 24-0931 being pulled for discussion. The motion carried on the following vote:

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

A. [CTA-24-051](#) Approve the Consent by the City of North Port, Florida to the Acquisition of Real Property by the West Villages Improvement District for a part of Tract 312, Gran Paradiso Infrastructure

This item was approved on the consent agenda.

B. [CTA-24-072](#) Approve the Consent by the City of North Port, Florida to the Acquisition of

Real Property by the West Villages Improvement District for Parcel ID# 0803001010

This item was approved on the consent agenda.

- C. [24-0739](#) Approve the Application to the Fiscal Year 2024 Federal Community Projects Funding Request Program for Two Mobile Command Units, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

This item was approved on the consent agenda.

- D. [24-0815](#) Approve Amendment of the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$10,314,000 for the Reconstruction of the Myakkahatchee Creek Bridge over Price Boulevard and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

Mayor White announced the item.

Commissioner McDowell spoke to the item.

Mr. Davey read financial impact statement language into the record.

Commission questions and discussion took place regarding account number title and use of Road and Drainage funds.

There was no public comment.

Mayor White requested a motion.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve Item No. 24-0815 As amended to include the following language in the financial management section: "The total project cost is estimated at \$14,314,000 for the design and construction of the bridge. This project is part of CIP R25MCB. The award from the grant is \$10,314,000. Matching funds in the amount of \$4,000,000 will be provided by the Department of Public Works Road and Drainage District. The account number for this fund is 107-5000-541.63-00. The appropriate budget is in place for these expenses." The motion carried on the following vote:

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

- E. [24-0846](#) Approve the Application to the Florida Local Government Cybersecurity Grant Program for Email Security Gateway Capabilities and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

This item was approved on the consent agenda

- F. [24-0849](#) Approve the Application for the 2024 Patrick Leahy Bulletproof Vest

Partnership Grant in the Amount of \$10,800.00, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City

This item was approved on the consent agenda.

- G. [24-0853](#) Approve the First Amendment to the Tenant Lease Agreement Between the City of North Port and the Department of Health in Sarasota County for space at the Family Service Center

This item was approved on the consent agenda.

- H. [24-0930](#) Approve the Award of Funds From the Special Event Assistance Program to People for Trees, Inc. in Support of the Tour de North Port Event to be Held on October 20, 2024, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

Mayor White passed the gavel to Vice Mayor Stokes

Mayor White announced the item.

There were no Commission questions or discussion.

There was no public comment.

Vice Mayor Stokes requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to approve Item No. 24-0930 as presented. The motion carried on the following vote:

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

Abstain: 1 - Mayor White

Vice Mayor Stokes passed the gavel to Mayor White.

- I. [24-0931](#) Approve the Second Amendment to Agreement No. 2021-41, Professional Engineering Services for Cranberry Boulevard/Hillsborough Boulevard Intersection Improvements Design & Permitting for Lighting Design Modifications to Scope and Price with Kimley-Horn and Associates, Inc. in the Amount of \$20,615

Mayor White announced the item.

Commissioner McDowell spoke to the item.

Mr. Speake provided an update on the project.

There was no public comment.

Mayor White requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to approve Item No. 24-0931 as presented. The motion carried on the following vote:

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

- J.** [24-0936](#) Approve the Acceptance of a Roca Bite Training Suit Donated by the Retired Law Enforcement Association of Southwest Florida.
This item was approved on the consent agenda.
- K.** [24-0945](#) Authorize the Mayor to Sign a Letter Rescinding Grant ID: 3X067 Awarded to the City of North Port under the Florida Department of Law Enforcement Drone Replacement Program.
This item was approved on the consent agenda.
- L.** [24-0954](#) Approve the First Amendment to the Paymentus Master Services Agreement for a New Statement of Work Between the City of North Port and Paymentus Corporation and Statement of Work for Payment Processing of Electronic Payments Related to Requests for Public Records in the Amount of \$8,750.00.
This item was approved on the consent agenda.
- M.** [24-0965](#) Approve the Fifth Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II With Jon F. Swift, Inc. in the Amount of \$92,757, for Hurricane Ian Repairs at the East Kayak Launch at Water Control Structure 106.
This item was approved on the consent agenda.
- N.** [24-0976](#) Approve the Sixth Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II with Jon F. Swift, Inc. in the Amount of \$108,196, for Hurricane Ian Repairs at the West Kayak Launch at Water Control Structure 106.
This item was approved on the consent agenda.
- O.** [24-0977](#) Approve the Seventh Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II With Jon F. Swift, Inc. in the Amount of \$116,038, for Hurricane Ian Repairs at the Kayak Launch at Water Control Structure 101.
This item was approved on the consent agenda.
- P.** [24-0980](#) Approve the Construction Contract No. 2024-15 - Construction of North Port Utilities Administration and Warehouse Facilities with Seagate Development Group, LLC. in the Amount of \$28,944,372.00 with a Contingency of \$1,499,718.00, for a Total Amount of \$30,444,090.00.

This item was approved on the consent agenda.

- Q. [24-0989](#) Approve the Third Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$14,686.59, for Hurricane Ian Repairs at Kirk Park.

This item was approved on the consent agenda.

- R. [24-0988](#) Approve the Fourth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$37,160.42, for Hurricane Ian Repairs at Oaks Park.

This item was approved on the consent agenda.

- S. [24-0990](#) Approve the Award of Funds From the Special Event Assistance Program to North Port Area Chamber of Commerce in Support of the Business-to-Business Expo to be Held on August 13, 2024, 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.

- T. [24-0994](#) Approve the Memorandum of Understanding Between the United States Attorney for the District of Columbia, the Metropolitan Police Department of Washington D.C., and the City of North Port Police Department Personnel to Participate in the 2025 Presidential Inauguration.

This item was approved on the consent agenda.

- U. [24-1079](#) Approve the Construction Manager at Risk Contract No. 2024-16.001 for Preconstruction Services, Phase I, with Ajax Building Company, LLC in the Amount of \$359,186.09, for Design Support, Coordination, Project Scheduling, Design and Equipment Evaluation and Recommendations, and a Guaranteed Maximum Price for Project PD21PE, New Police Headquarters.

This item was approved on the consent agenda.

- V. [24-1083](#) Approve the Appointment of Larry Langston as a Regular Member of the Parks & Recreation Advisory Board, to Serve a Term From June 23, 2024, to June 23, 2027.

This item was approved on the consent agenda.

- W. [24-1085](#) Approve the Appointment of William Hadovski as an Alternate I Member of the Veterans Park Advisory Committee, to Serve a Term From June 23, 2024, to June 23, 2027.

This item was approved on the consent agenda.

- X. [24-1087](#) Approve the Re-Appointment of William English as a Regular Public-At-Large Member of the Veterans Park Advisory Committee, to Serve a Term From July 23, 2024, to July 23, 2027.

This item was approved on the consent agenda.

- Y. [24-1089](#) Approve the Re-Appointment of Donald Bailey as a Regular Member With Amvets Post 312 Preference of the Veterans Park Advisory Committee, to Serve a Term From July 23, 2024, to July 23, 2027.

This item was approved on the consent agenda.

- Z. [24-1090](#) Approve the Appointment of Bella North as a Regular Member of the Environmental Advisory Board, to Serve a Term From June 23, 2024, to June 23, 2027.

This item was approved on the consent agenda.

- AA. [24-1097](#) Approve the June 26, 2024 City Commission Special Meeting Minutes

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - FIRST READINGS:

- A. [ORD. NO. 2024-25](#) An Ordinance of the City of North Port, Florida, Rezoning ± 27.7816 Acres of Land Located South of S. Tamiami Trail (US-41) East of S. West Villages Parkway in Sections 32 and 33, Township 39 South, Range 20 East of Sarasota County and Further Described in Instrument No. 2015141220 in Official Records of Sarasota County, from No Zoning Designation District (NZD) Classification to Village (V) Classification; Amending the Official Zoning Map; Providing for Findings; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date (Petition No. REZ-24-079). (QUASI-JUDICIAL)

Mayor White announced the item, stated this is a quasi-judicial hearing, and requested a motion to direct the City Clerk to read by title only.

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

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

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

Mayor White called for disclosure of ex-parte communications.

Vice Mayor Stokes disclosed meetings with hospital representatives and Jeff and Jackson Boone.

Mayor White disclosed meetings with hospital representatives and Jeff and Jackson Boone.

Commissioner Langdon disclosed meetings with hospital representatives and Jeff and Jackson Boone.

Commissioner McDowell disclosed meetings with hospital representatives and Jeff and Jackson Boone.

Commissioner Emrich disclosed meetings with hospital representatives and Jeff and Jackson Boone.

Ms. Faust stated there were no aggrieved parties.

Jackson Boone, Boone Law Firm, being duly sworn, provided a presentation including introduction of project team, location, size, future land use designation, current zoning designation, consistency with Comprehensive Plan and Unified Land Development Code (ULDC), and request for approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including location, overview, background, site information, neighborhood meeting, review process, staff analysis and findings, compliance with Florida Statutes and Comprehensive Plan, potential new jobs, compliance with the ULDC, public notices, and staff recommendation.

There were no rebuttals by the Applicant or Staff.

There was no public comment:

Commission questions and discussion took place regarding property survey map.

Ms. Willette-Grondin requested approval of the item.

Mr. Boone requested approval of the item.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to continue Ordinance No. 2024-25 to second reading on August 6, 2024. The motion carried on the following vote:

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

B. [ORD. NO. 2024-26](#)

An Ordinance of The City of North Port, Florida, Amending the Village E Village District Pattern Plan (West Villages AKA Wellen Park); Amending the Unified Land Development Code to Reference the Amended Village District Pattern Plan; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; And Providing an Effective Date (Petition No. VPA-24-078). (QUASI-JUDICIAL)

Mayor White announced the item, stated this is a quasi-judicial hearing, and requested a motion to direct the City Clerk to read by title only.

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

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

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

Mayor White called for disclosure of ex-parte communications.

Vice Mayor disclosed meetings with Jeff and Jackson Boone, hospital representatives and John Luczinski.

Mayor White disclosed a meeting with Jeff and Jackson Boone.

Commissioner Langdon disclosed meetings with Jeff and Jackson Boone and hospital representatives.

Commissioner McDowell disclosed meetings with Jeff and Jackson Boone and hospital representatives, and agenda briefings with City staff.

Commissioner Emrich disclosed meetings with Jeff and Jackson Boone and hospital representatives.

Ms. Faust stated there were no aggrieved parties.

Jackson Boone, Boone Law Firm, being duly sworn, provided a presentation including introduction of project team, introduction, requests, development standards, Sarasota Memorial Hospital (SMH) architecture, and request for approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, background, site information, neighborhood meeting, review process, proposed amendments, staff recommendations regarding amendment 5, staff analysis and findings, compliance with Florida Statutes, Comprehensive Plan, and Unified Land Development Code (ULDC), public notices, and staff recommendation.

Mr. Boone provided a rebuttal regarding open space.

Ms. Willette-Grondin provided a rebuttal regarding open space.

There was no public comment.

Commission questions and discussion took place regarding impact of ULDC adoption, open space, height, West Village Review Committee (WVRC) review of renderings, future development uses, and Village District Pattern Plan (VDPP) approval.

Jeffrey Boone, Boone Law Firm, being duly sworn, spoke to open space.

Commission questions and discussion continued regarding open space requirements, VDPP wetland mitigation, WVRC membership, and parking codes.

Ms. Willette-Grondin requested approval of the item with Commission direction regarding open space.

Mr. Jackson Boone spoke to open space request and requested approval of the item.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to reopen the public hearing. The motion carried on the following vote:

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

Commission questions continued regarding administrative approval authority, and use of percentages on chart.

Ms. Ray, being duly sworn, spoke to concerns regarding administrative waivers and suggested a minimum open space number.

Mr. Jeffrey Boone spoke to amount of open space with ability for administrative approval for less.

Commission questions continued regarding administrative authority concerns, and 2.5 percent open space.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to direct staff to amend Figure 3.3A the Development Standards Chart, prior to second reading, to reflect Public Institutional uses for open space to be .75 acres which is 3 quarters of an acre or 3 percent. The motion failed on the following vote:

Yes: 1 - Commissioner McDowell

No: 4 - Commissioner Emrich, Mayor White, Vice Mayor Stokes and Commissioner Langdon

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to direct staff to amend figure 3.3A Public Institutional uses chart for open space to be no less than 2.5 percent. The motion carried on the following vote:

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

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve the waiver for signage. The motion carried on the following vote:

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

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve the waiver of parking requirements to be determined at Major Site Plan (MAS) stage. The motion carried on the following vote:

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

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-26 as amended by the prior motions to second reading on August 6, 2024. The motion carried on the following vote:

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

Recess was taken from 12:28 p.m. until 1:15 p.m.

ORDINANCE - SECOND READINGS:

- C. [ORD. NO. 2024-07](#) An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Electors of the City of North Port, Florida at the November 5, 2024 General Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Authorize the City Commission to issue Debt in Certain Circumstances Without Prior Voter Approval; Providing for the Full Text of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Publication of the Text of the Proposed Charter Amendment; Providing for Filing with the Florida Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor White announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding phasing of projects language not included in Section 1.02(c)2.(b)(ii).

Ms. Slayton recommended relocating the language.

Commission questions and discussion continued regarding separating into two referendums, project delay if referendum fails, concerns, ad valorem, history, Price Boulevard project funding, and infrastructure issues.

Public comment:

Ms. Faust read the following eComment into the record:

Krystina Smith: Expressed concern with language regarding phasing projects.

In Person:

Robin San Vicente: Expressed concern with language and approval of non-emergency projects.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to amend Ordinance No. 2024-07 to remove the last sentence of Section 2b(i) and create Section 2b(iv) stating "The City shall not avoid the requirements in this section by separating single, simultaneous, or concurrent projects into parts to avoid the limitations set forth herein." 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 continued regarding educating citizens.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to adopt Ordinance No. 2024-07 as amended by the previous motion. The motion carried on the following vote:

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

- D.** [ORD. NO. 2024-09](#) An Ordinance of the City of North Port, Florida, Amending the City of North Port Comprehensive Plan, Volume I; Repealing Chapter 1, Planning Framework; Amending Chapter 2, Future Land Use Element; Repealing and Replacing the Future Land Use Map; Amending Chapter 3, Transportation Element; Amending Chapter 4, Utilities Element; Amending Chapter 5, Conservation Element; Amending Chapter 6, Recreation and Open Space Element; Amending Chapter 7, Intergovernmental Coordination Element; Amending Chapter 9, Public School Facilities Element; Amending Chapter 10, Capital Improvement Element; Amending Chapter 11, Economic Development Element; Providing for Findings; Providing for Adoption; Providing for Transmittal of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor White announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding medium-density corridor (MDC) and high-density corridor (HDC), Activity Center 7b density/intensity standards, Warm Mineral Springs (WMS), public private partnership (P3), amending the language regarding WMS, Element 2 maps/chart status, use of the word "may" versus "shall", and farmland reference.

Public comment:

Ms. Faust played the following voicemails into the record:

Robert Garis: Spoke to Heron Creek Golf Course.

Rick Budwick :Expressed opposition to this item.

Albert Parisi: Expressed opposition to this item.

Kathee McDonald: Expressed opposition to this item.

Nancy Prickett: Expressed opposition to this item.

Tom Prickett: Expressed opposition to this item.

James Carr: Expressed opposition to this item.

Jan Trump: Expressed opposition to this item.

Robert Peoples:Expressed opposition to this item.

Ms. Faust read the following eComments into record:

Charles Naber: Expressed opposition to this item.

Jasmine Bowman: Expressed opposition to this item.

Robert Sutter: Expressed opposition to this item.

In person public comment:

Josh Smith: Spoke to public concerns.

Rollin Oliver: Expressed opposition to this item.

Greg Radke: Expressed opposition to this item.

Robin San Vicente: Expressed opposition to this item.

Louis Zerlin: Expressed opposition to this item.

Dan Lobeck: Expressed opposition to this item.

John Blazi: Expressed opposition to this item.

Commission questions and discussion continued regarding Activity Center 2 regarding Development of Regional Impact (DRI), recreational open space, conservation description, DRI expiration, redevelopment discussions regarding golf course, and covenants.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to include under E - Activity Centers, Page 13 chart Footnote 1, Marsh Creek and Heron Creek should the DRI expire a Comprehensive Plan amendment would be required to establish density, intensity, and land uses for Heron Creek Golf and Country Club. The motion carried on the following vote:

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

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to change future land use district names of medium density corridor to medium intensity corridor and high density corridor to high intensity corridor. 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 continued regarding medium and high density corridors.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to remove Activity Center 7b in its entirety on page 13 chart and keep Activity Center 7 and 7a.

Commission questions and discussion continued regarding land use designations and Warm Mineral Springs.

A motion to amend was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to remove "on page 13 chart and keep Activity Center 7 and 7a." The motion to amend failed on the following vote:

Yes: 2 - Commissioner McDowell and Vice Mayor Stokes

No: 3 - Commissioner Emrich, Mayor White and Commissioner Langdon

The main motion failed on the following vote:

Yes: 2 - Commissioner McDowell and Vice Mayor Stokes

No: 3 - Commissioner Emrich, Mayor White and Commissioner Langdon

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to adopt Ordinance No. 2024-09 as amended by the previous motions. The motion carried on the following vote with Commissioner McDowell dissenting due to approving the high density or intensity that will harm existing neighborhoods, and removes the designation of recreation open space.

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

No: 1 - Commissioner McDowell

- E. [ORD. NO. 2024-11](#) An Ordinance of the City of North Port, Florida, Related to the Construction Traffic Road Fee, Amending the Code of the City of North Port, Florida, Section 66-69; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor White announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to adopt Ordinance No. 2024-11 as presented. The motion carried on the following vote:

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

Recess was taken from 3:46 p.m. until 4:07 p.m.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to reorder the agenda to hear Item No. 24-0917 at this time and to continue Item Nos. 24-0836, 24-1001, 24-1070, 24-1078, 24-1080, 24-1103, and 24-1108 to the July 25, 2024 Special Meeting. The motion carried on the following vote:

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

GENERAL BUSINESS:

- B. [24-0917](#) Discussion and Possible Action Regarding City Code Section 2-511 Regarding the Settlement and Release of Fines and Liens and Foreclosure Actions on Unpaid Liens (Requested by Commissioner McDowell).

Mayor White announced the item.

Mr. Fletcher introduced the item.

Commissioner McDowell spoke to the item.

Commission questions and discussion took place regarding policy, staff input, administrative process, hearing magistrate, recouping hard costs, and staff bringing back an Ordinance.

Public comment:

Maria Calora: Spoke to house condition and foreclosure.

Mayor White requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to direct the City Manager to bring back an ordinance for first reading related to the Code of the City of North Port, Florida, Section 2-511(D) Settlement of Fines and Liens and Section 2-511(E). The motion carried on the following vote:

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

ORDINANCE - FIRST READINGS CONTINUED:

- F. [ORD. NO. 2024-13](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code; Repealing All Chapters Except Chapter 29 - Sign Regulations, Creating a New Chapter 1, "General Provisions"; Creating a New Chapter 2, "Development Review"; Creating a New Chapter 3, "Zoning"; Creating a New Chapter 4, "Site Development Standards"; Creating a New Chapter 6, "Natural Resources"; Creating a New Appendix that Includes Definitions and Technical Specifications; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Transmittal of Documents; Providing for Codification; and Providing an Effective Date.

Mayor White 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 Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Barnes provided a presentation including Unified Land Development Code (ULDC) re-write history, public notice, June 3, 2024 Workshop recap, Planning and Zoning Advisory Board (PZAB) recommendation, and staff recommendation.

Commission questions and discussion took place regarding non-opaque vacant property fence and mailing of notices regarding radius of property line.

There was a consensus to add "radius from the property line" on page 24-25.

Commission questions and discussion continued regarding trees on residential private property, tree removal process, and impact on septic tanks.

A motion was made by Commissioner McDowell to remove the requirement to have at least one tree in the front yard when the property is not connected to the City sewer system. The motion failed due to lack of a second.

Commission questions and discussion continued regarding arborist administrative function, waivers, variances, and modifications, Zoning Board of Appeals (ZBA) approval of variances, and vacation approvals.

A motion was made by Commissioner McDowell to require Commission approval of the variances above minor variance on Page 40. The motion failed due to lack of a second.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to define modification and waiver in the list of definitions. The motion failed on the following vote:

Yes: 2 - Commissioner Emrich and Commissioner McDowell

No: 3 - Mayor White, Vice Mayor Stokes and Commissioner Langdon

Commission questions and discussion continued regarding the use of "may" for corridor district horizontal development, residential permits for horizontal buildings, master concept plan, administrative process, Table 2.2.1 regarding plat/replat, and major variances.

Public comment:

Dan Lobeck: Expressed concern with other community's outside of the Heron Creek Golf Course.

Josh Smith: Expressed concern with public outreach.

Louis Zerlin: Expressed concern with rezoning.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-13 as amended by the consensus given to second reading on August 6, 2024. The motion carried on the following vote with Commissioner McDowell dissenting due to Commissioner McDowell dissenting due to Commission's responsibility to provide oversight:

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

No: 1 - Commissioner McDowell

Recess was taken from 6:11 p.m. until 6:31 p.m.

G. [ORD. NO. 2024-14](#)

An Ordinance of the City of North Port, Florida, Repealing Chapter 29 of the Unified Land Development Code Relating to "Sign Regulations" and Creating a New Chapter 5 "Signs"; Providing for Findings: Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor White 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 Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding determination of obscene and enforcement, and ability to reference the enforcement.

Ms. Slayton spoke to federal case law.

Commission questions and discussion continued regarding temporary sign examples, and raceway signs.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to allow raceway signs. 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 continued regarding wall/free standing sign maximum standards, and miscellaneous signs.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-14 as amended, by the previous motion, to second reading on August 6, 2024. The motion carried on the following vote:

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

H. [ORD. NO. 2024-15](#)

An Ordinance of the City of North Port, Florida, Relating to the Official Zoning Map; Repealing Ordinance No. 2010-15 and the Official Zoning Map, as Amended; Adopting a New Official Zoning Map Pursuant to Chapter 1, Article II, Section 1.2.3. of the Unified Land Development Code; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote with Commissioner McDowell dissenting due harming residential neighborhoods:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-15 to second reading on August 6, 2024. The

motion carried on the following vote:

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

No: 1 - Commissioner McDowell

- I. [ORD. NO. 2024-16](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port , Florida, Section 2.82. – Quasi-Judicial Matters, to Provide for Consistency with the Unified Land Development Code; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to continue Ordinance No. 2024-16 to second reading on August 6, 2024. The motion carried on the following vote:

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

- J. [ORD. NO. 2024-17](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 2-511, Related to Fines for Tree Protection Violations; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding certificate of zoning compliance required authorization.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-17 to second reading on August 6, 2024. The motion carried on the following vote:

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

K. [ORD. NO. 2024-18](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, to Update References for Consistency with the Unified Land Development Code; Amending Chapter 2, Article IV., Division 1. – Hearing Officers; Amending Chapter 4 – Boards and Committees, to Address Commission Liaisons and the Art Advisory Board; Amending Chapter 22, Article II. – Fertilizer and Landscape Management; Amending Chapter 59, Section 59-1 – Parking and Storage of Certain Vehicles on Residential Lots; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding transitioning from Zoning Board of Appeals to a Zoning Hearing Officer.

Ms. Slayton spoke to Zoning Board of Appeals within the Unified Land Development Code (ULDC).

Commission questions and discussion continued regarding fertilizer.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to continue Ordinance No. 2024-18 to second reading on August 6, 2024. The motion carried on the following vote:

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

- L.** [ORD. NO. 2024-19](#) An Ordinance of the City of North Port, Florida, Repealing Article 1 and Sections 26-19, 26-20, and 26-22 through 26-35 of Chapter 26 of the Code of the City of North Port, Florida, Relating to Fire Prevention and Protection and Amending the Code of the City of North Port, Florida, Sections 26-1 through 26-20 and 26-22 through 26-23, Relating to Firesafety and Prevention; Providing Direction for State Fire Marshal Review; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to continue Ordinance No. 2024-19 to second reading on August 6, 2024. The motion carried on the following vote:

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

- M.** [ORD. NO. 2024-20](#) An Ordinance of the City of North Port, Florida, Repealing Section 34-1 of the Code of the City of North Port, Florida, Relating to Mobile Food Vendors; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to continue Ordinance No. 2024-20 to second reading on August 6, 2024. The motion carried on the following vote:

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

N. [ORD. NO. 2024-21](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, to Update References to the Development Services Department in Chapter 34 - Licenses, Permits and Miscellaneous Business Regulations, Article II – Business Tax Receipts and Article IV – Adult Oriented Businesses; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor White 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 Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding adult use permit application denial process.

Ms. Slayton spoke to first amendment and discouraged any substantive changes to the chapter.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-21 to second reading on August 6, 2024. The motion carried on the following vote:

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

O. [ORD. NO. 2024-22](#)

An Ordinance of the City of North Port, Florida, Relating to Solid Waste; Amending the Code of the City of North Port, Florida, Chapter 62, Solid Waste, Article III. - Collection and Disposal, to Clarify Definitions and

Update References; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to continue Ordinance No. 2024-22 to second reading on August 6, 2024. The motion carried on the following vote:

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

P. [ORD. NO. 2024-23](#)

An Ordinance of the City of North Port, Florida, Relating to the North Port Road and Drainage District and the Construction Traffic Road Fee; Amending the Code of the City of North Port, Florida, Chapter 66, Special Districts, Article III. – Road and Drainage District, to Eliminate Conflicts with the Unified Land Development Code, Update References, Clarify Enforcement Provisions, and Clarify the Timing of the Payment for the Construction Traffic Road Fee; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-23 to second reading on August 6, 2024. The motion carried on the following vote:

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

Q. [ORD. NO. 2024-24](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 70 – Streets, Sidewalks, and Other Public Places; Creating a New Article IV – Canopy Road Zone Designation; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding signage posting for a canopy road.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to remove line 144 in its entirety. The motion failed on the following vote:

Yes: 1 - Commissioner McDowell

No: 4 - Commissioner Emrich, Mayor White, Vice Mayor Stokes and Commissioner Langdon

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to continue Ordinance No. 2024-24 to second reading on August 6, 2024. The motion carried on the following vote:

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

R. [ORD. NO. 2024-28](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 82 – Waterways, Creating a New Article III – Marine Vessel Regulations; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding derelict, abandoned, and disabled.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to continue Ordinance No. 2024-28 to second reading on August 6, 2024. The motion carried on the following vote:

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

6. GENERAL BUSINESS:

- A.** [24-0836](#) Discussion and Possible Action Regarding Approval to Transition the City of North Port Tribute Program Relating to Tree, Bench and Paver Donations from a City Commission Approved Program to an Administrative Regulation.

Item No. 24-0836 was continued to the July 25, 2024 Commission Regular Meeting.

- C.** [24-1001](#) Discussion and Possible Action Regarding the Removal of the Single-Family (SF) Lots in the Constitution Drive Area From the Sarasota County Land Acquisition List in Order to Consider Properties That May be More Likely to be Acquired for Conservation Purposes (Requested by Mayor White).

Item No. 24-1001 was continued to the July 25, 2024 Commission Regular Meeting.

- D.** [24-1070](#) Discussion and Possible Action Regarding Approval of the June 27, 2024, Commission Budget Workshop Meeting Minutes

Item No. 24-1070 was continued to the July 25, 2024 Commission Regular Meeting.

- E.** [24-1078](#) Discussion and Possible Action Regarding Approval of the June 24, 2024 Commission Workshop Meeting Minutes.

Item No. 24-1078 was continued to the July 25, 2024 Commission Regular Meeting.

- F. [24-1080](#) Discussion and Possible Action Regarding Approval of the June 3, 2024 Commission Workshop Meeting Minutes.
Item No. 24-1080 was continued to the July 25, 2024 Commission Regular Meeting.
- G. [24-1103](#) Discussion and Possible Direction Regarding Amendments to the Development Review, Planning & Zoning, and Natural Resources Fees in City Code Appendix A – City Fee Structure, to Provide for Consistency with the Proposed Unified Land Development Code.
Item No. 24-1103 was continued to the July 25, 2024 Commission Regular Meeting.
- H. [24-1108](#) Discussion and Possible Action Regarding City Commission Policy #2021-01 - City Commission Travel Expense Policy and Consolidation of Commissioner Budgets for Expenses for Training Education and Travel and Per Diem (Requested by Commissioner McDowell).
Item No. 24-1108 was continued to the July 25, 2024 Commission Regular Meeting.

7. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:
Nonprofits Nonprofits: Spoke to mosquito management.

8. COMMISSION COMMUNICATIONS:

- A. [24-0295](#) Commissioner Emrich's Communications
Commissioner Emrich did not provide a report.
- B. [24-0263](#) Commissioner McDowell's Communications
Commissioner McDowell did not provide a report.
- C. [24-0314](#) Mayor White's Communications
Mayor White did not provide a report.
- D. [24-1099](#) Commissioner Langdon's Communications
Commissioner Langdon did not provide a report.
- E. [24-1100](#) Vice Mayor Stokes' Communications
Vice Chair Stokes did not provide a report.

9. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [24-0230](#) City Clerk's Monthly Report
Ms. Faust did not provide a report.

B. [24-1071](#) City Attorney's Monthly Report

Ms. Slayton did not provide a report.

C. [24-1072](#) City Manager's Monthly Report

Mr. Fletcher did not provide a report.

10. ADJOURNMENT:

Mayor White adjourned the meeting at 7:40 p.m.

City of North Port, Florida

By: _____
Alice White, Mayor

Attest: _____
Heather Faust, City Clerk