



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

### *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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Monday, May 1, 2023

9:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Langdon called the meeting to order at 9:00 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, City Clerk Heather Faust, Recording Secretary Matthew Powell, Deputy Police Chief Chris Morales, Assistant City Manager Jason Yarborough, Deputy City Attorney Michael Golen, Deputy Fire Chief Scott Lane, Grant Division Manager Valerie Malingowski, Public Works Director Chuck Speake, Planner III Katherine Woellner, and Neighborhood Development Services Director Alaina Ray

### PLEDGE OF ALLEGIANCE

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

### 1. PUBLIC COMMENT:

Ms. Faust read the following public eComments into the record:  
Anthony Medina: expressed opposition to rezoning.  
Brian Miller: expressed opposition to rezoning.  
Courtney Miller: expressed opposition to rezoning.  
Donna Cunha: expressed opposition to rezoning.  
Doris Kaufman: expressed opposition to rezoning.  
Elaine Prince: expressed opposition to rezoning.  
Jason King: expressed opposition to rezoning.  
Jessica Eik: expressed opposition to rezoning.  
Laurie File: expressed opposition to rezoning.  
Luci Bromberg: expressed opposition to rezoning.  
Marilee Greene: expressed opposition to rezoning.  
Mary Jude Moffat: expressed concern for community input and transparency.

In person public comment:

Pamela Tokarz: expressed opposition to rezoning.

Virginia Lewis: expressed concern regarding code enforcement process.

Mayor Langdon requested City Manager to contact Ms. Lewis regarding her concern.

Jeffrey Scott: expressed concern regarding City policy and actions.

## **2. GENERAL BUSINESS:**

### **A. [23-0707](#)**

Discussion and Possible Direction Regarding the Use of Coronavirus State and Local Recovery Funds for Projects Including But Not Limited to the Sumter Boulevard/I-75 Water and Sewer Extension Construction, Toledo Boulevard/I-75 Water and Sewer Extension Construction, City of North Port Website Improvements, Wellen Park General Government Building, Purchase of Ten Acres for Three Economic Development Sites, Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements and General Fund Fiscal Year 2023 Use.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Malingowski provided a presentation including funded project updates, funding usage and requirements, budget process and timeline, and recommendations.

Commission questions and discussion took place regarding title block error related to purchase of ten acres, Cranberry Boulevard and Hillsborough Boulevard Intersection Project status update and informed parties.

Mr. Fletcher noted Charlotte County is aware of the land acquisition difficulties.

Commission questions and discussion continued regarding future discussions related to eminent domain, property acquisition negotiation process and timeline, funding related to the Wellen Park General Government Building, anticipated shortfalls related to the Price Boulevard Widening Project, reason for delay, Federal Emergency Management Agency (FEMA) reimbursement shortfall and status, reallocating fund priorities, fund allocation deadline related to property acquisition and eminent domain discussions, Hurricane Ian recovery fund usage, and state or federal funding possibilities.

Public comment:

Ms. Faust read the following public eComments into the record:

Robin San Vicente: expressed support for allocating funds to Warm Mineral Springs (WMS).

Victoria Newman: expressed concern and clarity regarding fund allocation.

Consensus was requested to utilize the \$2,000,000 currently allocated to the Wellen Park General Government Building for Hurricane Ian recovery items.

Commission questions and discussion continued regarding different fund allocation possibilities and timeline, unknown factors related to other funding projects, and revisiting.

Consensus was requested to bring this back for discussion at an upcoming

Commission Workshop Meeting.

Commission questions and discussion continued regarding creating an agenda item versus Commission Workshop Meeting.

***There was consensus to bring this back for discussion in 90 to 120 days, on a Commission Regular Meeting Agenda for discussion.***

Commission questions and discussion continued regarding direction needed for retaining the funding allocated to the Cranberry Boulevard and Hillsborough Boulevard Intersection Project.

Ms. Malingowski noted a consensus is not needed to retain the funding.

**B. [23-0730](#)**

**Discussion and Possible Direction Regarding ULDC Update Chapter 3, Zoning**

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mayor Langdon noted prior one on one sessions with staff and draft amendment process.

Ms. Woellner provided a presentation including overview, zoning draft map changes, zoning district name changes, transition process and requirements, land use updates, additions, and potential consensus items.

Commission questions and discussion took place regarding Agricultural Estates (AG) zoning district designation permanency, community input regarding zoning district uses and designation changes, potential amendments and revisions, Agricultural versus Agricultural Estates, Unified Land Development Code (ULDC) rewrite process and intent, consistency with Comprehensive Plan, and economic development goal.

Ms. Woellner continued the presentation reviewing the zoning district uses.

Commission questions and discussion continued regarding prohibiting AG cemetery uses, major essential services inclusion of fire and police stations, prohibiting game reserve uses, helipad uses, prohibiting hotel or motel uses, AG zoning district designation, City growth, community input, family plots, economic benefit requirement, additional housing type benefits related to affordable housing, commercial and industrial future land use related to citizen tax burdens, balancing future land use designations, City employment opportunities, intent and development goals regarding Activity Centers, infrastructure and City service requirements, development of regional impact (DRI) limitations relating to Activity Center development, limiting residential property tax burdens, Activity Center 8 development, municipality millage rate comparison, and community input regarding budget workshops.

Mr. Fletcher provided information regarding the next community budget workshop.

Recess was taken from 10:56 a.m. to 11:15 a.m.

Public comment:

Ms. Faust played the following voicemail public comments into the record:

Barbara Frank: expressed opposition to rezoning.

Ron Nickel: expressed opposition to rezoning.

Ms. Faust read the following public eComments into the record:

Anna Kopfhamer: expressed opposition to rezoning.  
Anthony Medina: expressed opposition to rezoning.  
April Santos: expressed opposition to rezoning.  
Cynthia Seneriz: expressed opposition to rezoning.  
Daniel Sadey: expressed opposition to rezoning.  
Heidi Choiniere: expressed opposition to rezoning.  
Jasmine Bowman: expressed opposition to rezoning.  
Jenn Piehler: expressed opposition to rezoning.  
John Dandrea: expressed opposition to rezoning.  
Juno Enoch: expressed opposition to rezoning.  
Kysa Medina: expressed opposition to rezoning.  
Laura Casey: expressed opposition to rezoning.  
Michele Tuggle: expressed opposition to rezoning.  
Nancy Aldrich: expressed opposition to rezoning.  
Pamela Moran: expressed opposition to rezoning.  
Sandra Kreiser: expressed opposition to rezoning.  
Shay Doerner: expressed opposition to rezoning.  
Tamara Rehm: expressed opposition to rezoning.  
Terri Lyon: expressed opposition to rezoning.  
Victoria Newman: expressed opposition to rezoning.

Ms. Faust read the following public comment cards into the record of those supporting or opposing:

Angela Maduta: opposed to Item No. 23-0730.  
Ashley Love: opposed to Item No. 23-0730.  
Dawn D'Andrea: opposed to Item No. 23-0730.

In person public comment:

Jeffrey Scott: expressed opposition to rezoning and expressed concern regarding waste water treatment plant capacity.  
Ferdinand De Luca: expressed concern regarding public accessibility to information.

Mayor Langdon noted the process for viewing and obtaining public documentation and records.

James Strauser: expressed concern regarding public accessibility to information and community input.  
Tanya Muniz: expressed concern regarding Activity Center 4 zoning.  
Al Piecuch: expressed opposition to rezoning and expressed concern regarding plantings removal.  
Susan Balmer: expressed opposition to rezoning.  
Linda Riley: expressed opposition to rezoning.  
Pamela Tokarz: expressed opposition to rezoning.  
Kevin Riley: expressed concern regarding infrastructure requirements.

Commission questions and discussion continued regarding review of consent items.

***There was consensus to have the implementing zoning name as Agricultural (AG for abbreviation) going forward with the Unified Land Development Code rewrite.***

Commission questions and discussion continued regarding intent of zoning district name change and uses versus zoning district name discussions.

Consensus was requested to prohibit cemeteries in the Agricultural zoning district.

Commission questions and discussion continued regarding family plots, legal input, future discussions regarding uses, and potential limitations regarding uses.

***There was consensus to direct staff to research the uses for the Agricultural zoning district to be brought back for future discussion of the entire rezoning topic of Chapter 3.***

Commission questions and discussion continued on Consent Item No. 1 regarding development impacts, commercial versus residential development relating to taxes, City services requirements, attracting developers, staff recommendations, and possibility of decreasing residential percentage.

Consensus was requested to have the maximum percentage of residential use per development in Mixed-Use (MX-2) be 65%.

Commission questions and discussion continued regarding horizontal versus vertical development requirements, staff recommendations, flexibility of percentage, and Consent Item No. 2 regarding missing minimum square footage, intent relating to permitting tiny and micro homes, manufactured home zoning district requirements relating to Department of Housing and Urban Development (HUD) versus Florida Building Code, Residential, low (R-1) and Residential, medium (R-2) minimum dwelling unit size, manufactured versus modular home, staff recommendations, and Chapter 4 future discussions.

Consensus was requested to add a 900 square foot minimum dwelling unit size in the Residential, low (R-1) zoning district.

Commission questions and discussion continued on Consent Item No. 3 regarding maximum versus minimum density, defining maximum density, incentives for developers, commercial versus residential development, Activity Center DRI limitations, single-family versus multi-family City service requirements, and staff recommendations.

Consensus was requested to have the minimum density in Activity Centers be 20 dwelling units per acre.

Commission questions and discussion continued on Consent Item No. 4 regarding commercial versus residential, waiver process possibility, potential loopholes and hazards, defining waterfront yards, and staff recommendations.

Recess was taken from 1:01 p.m. to 1:30 p.m.

Commission questions and discussion continued on Consent Item No. 5 regarding concerns of maximum density, affordable housing, size limiting factors, costs, Consent Item No. 6 regarding density bonus standards, affordable housing, history relating to Development Master Plan (DMP) affordable housing components, allotted discussion time, funding possibilities, prior discussions with staff, Consent Item No. 7 regarding creating new standards, renovation incentives, staff recommendations, timeline of commitment, affordable housing, Consent Item No. 8 regarding appropriate accessory dwelling unit (ADU) size percentage and intent, incentives for affordable housing, home sizes, current standards, multiple lot scenarios, accessory versus primary structure, attached versus detached, City water and sewer requirements, Consent Item No. 9 regarding gender restrictions, appropriate environment, dangers and hazards, structure and containment requirements, noise and odor concerns, and Consent Item No. 10 regarding traffic and noise concerns, infrastructure requirements, possibility as a special exception, adjacent versus across location, and separation requirement.

***There was consensus to prohibit drive-thru facilities on properties adjacent to residential properties zoned Residential, low (R-1) and Residential, medium (R-2).***

Commission questions and discussion continued on Consent Item No. 11 regarding special exception versus conditional use, assembly type taxable versus non-taxable, Activity Centers versus standard zoning districts, commercial development limitations

relating to places of worship, Consent Item No. 12 regarding prohibiting potable water use for car washes, limitations regarding providing reclaimed water, and Consent Item No. 13 regarding costs, zoning districts permitting community gardens, requirements, obtaining water, and Activity Center use table missing community garden.

Ms. Woellner noted community gardens will be added to the Activity Center use table.

Commission questions and discussion continued regarding requesting City assistance for obtaining water, Consent Item No. 14 regarding separation requirement for zoning districts, prohibiting in Mixed-Use Transitional (MX-1), Activity Center versus standard zoning district uses relating to food truck parks, separation length, noise concerns, encouraging community participation, food truck versus restaurant regulations, property taxes and impact fees, revenue, and Consent Item No. 15 regarding MX-2 uses, location selection, proximity to residents or waterways, vehicle fueling stations needed, ability to implement restrictions, and special exceptions.

***There was consensus to have gas stations as a special exception in Mixed-Use (MX-2) zoning districts.***

Commission questions and discussion continued regarding land assembly bonuses relating to determining specific requirements and time frames, land assembly incentives, development requirements, zoning map amendments, MX-2 zoning district intensity, and future discussions regarding the zoning map and zoning district uses.

***There was consensus to use the same format and process used at this Commission Workshop Meeting, for future discussions regarding the zoning map and land uses.***

Mr. Yarborough spoke to future discussion format recommendation.

**3. PUBLIC COMMENT:**

Ms. Faust read the following public eComments into the record:

Anthony Medina: expressed opposition to rezoning.

April Santos: expressed opposition to rezoning.

Heidi Choiniere: expressed opposition to rezoning.

Lori Flaherty: expressed opposition to rezoning.

In person public comment:

Art Krell: expressed concern regarding code enforcement process.

Mayor Langdon requested staff to contact Mr. Krell regarding his concern.

Tanya Muniz: expressed opposition to permitting goats in residential zoning districts.

Al Piecuch: expressed opposition to rezoning.

**4. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 3:43 p.m.

City of North Port, Florida

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

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

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 2023.