



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Final City Commission Regular Meeting

### *CITY COMMISSIONERS*

*Pete Emrich, Mayor*  
*Barbara Langdon, Vice Mayor*  
*Jill Luke, Commissioner*  
*Debbie McDowell, Commissioner*  
*Alice White, Commissioner*

### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*  
*Amber L. Slayton, City Attorney*  
*Heather Faust, City Clerk*

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Tuesday, July 26, 2022

10:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Emrich called the meeting to order at 10:00 a.m.

### ROLL CALL

**Present:** 5 - Mayor Pete Emrich, Vice Mayor Barbara Langdon, Commissioner Jill Luke, Commissioner Debbie McDowell and Commissioner Alice White

### Also Present

City Manager Jerome Fletcher, City Attorney Amber Slayton, Assistant City Clerk Adrian Jianelli, Recording Secretary Amanda Baker, Fire Chief Scott Titus, Police Chief Todd Garrison, Finance Director Kimberly Williams, Utilities Director Nancy Gallinaro, Assistant Utilities Director Jennifer Derosiers, Planner I Sam Hudson, Planner II Noah Fossick, Assistant Neighborhood Development Services Director Derek Applegate, Assistant City Manager Julie Bellia, Social Services Director Janet Carrillo, Public Works Director Chuck Speake, Neighborhood Development Services Director Alaina Ray, and Planning Manager Lori Barnes

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Manager Jerome Fletcher.

### 1. APPROVAL OF AGENDA

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

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

**2. PUBLIC COMMENT:**

Ms. Jianelli read the following e-comments into the record:

James Ruleford: cost of tree removal and preservation.

Barbara Lockhart: expressed support in extending the time period for City Code Chapter 22.

David Ianotti: expressed support in extending the time period for City Code Chapter 22.

PUBLIC COMMENT:

Jeffrey Scott: inflation, fiscal discipline and responsibility, Commission responsibility to constituents, and level of service.

**3. ANNOUNCEMENTS****A. [22-3241](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees**

Ms. Jianelli read the announcements into the record.

Discussion took place regarding a consultant being present for Item No. 22-3128 and reordering the agenda.

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to hear Item No. 22-3180 after Item No. 22-3139. The motion carried on the following vote:***

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

**4. CONSENT AGENDA:**

Mayor Emrich announced the item.

Mr. Fletcher noted no items were pulled from the Consent Agenda for discussion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to approve the Consent Agenda as presented. The motion carried on the following vote:***

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

**A. [22-3118](#) Approve the CrowdStrike Falcon Complete Limited Warranty Agreement for the Provision of Insurance Coverage in the Event of a Security Incident.**

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

- B. [22-3134](#) Approve the Application to the U.S. Department of Justice COPS Hiring Program Grant for Three Police Officers in the Amount of \$375,000 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.*
- C. [22-3141](#) Approve Amendment One to the Federally Funded Community Development Block Grant Mitigation Program (CDBG-MIT) Subrecipient Agreement IR025 Between the City of North Port and the Florida Department of Economic Opportunity
- This item was approved on the Consent Agenda.*
- D. [22-3162](#) Approve Construction Contract No. 2022-25-2021 Water Distribution Improvements with C-Squared Certified General Contractors, Inc. in the Amount of \$931,532.56 with a Contingency of \$93,153.00, for a Total Amount of \$1,024,685.56.
- This item was approved on the Consent Agenda.*
- E. [22-3166](#) Approve the Aquatics Operations Agreement for Consulting Services with Counsilman-Hunsaker In a Lump Sum Amount of \$4,410.00, Plus Any Additional Services at the Contracted Unit Prices for a 36 Month Term.
- This item was approved on the Consent Agenda.*
- F. [CC](#)  
[CTA-22-130](#) Approve the Consent by the City of North Port, Florida to the Acquisition of Real Property by the West Villages Improvement District for Unplatted Lands and Portions of Tracts 1, 4, and 6 of the Plat of Wellen Park Village E Located Along the South Boundary of the US-41 Right-of-Way in Wellen Park Village E.
- This item was approved on the Consent Agenda.*
- G. [22-3171](#) Approve the Master Services Agreement with Cumberland Group for the Purchase of a Replacement Storage Area Network in the Amount of \$352,583.80.
- This item was approved on the Consent Agenda.*
- H. [22-3186](#) Approve Amendment One to the Federally Funded Community Development Block Grant Mitigation Program (CDBG-MIT) Subrecipient Agreement IR027 Between the City of North Port and the Florida Department of Economic Opportunity
- This item was approved on the Consent Agenda.*

- I. [22-3189](#) Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida.  
*This item was approved on the Consent Agenda.*
- J. [22-3197](#) Approval of Minutes for the June 28, 2022 and July 7, 2022 Commission Regular Meetings  
*This item was approved on the Consent Agenda.*
- K. [22-3227](#) Approve Change Order #1 to the City Hall Backup Generator Installation Contract No. 2021-28 with OAC Action Construction Corp. for an Additional \$107,647.35, Resulting in a New Contract Total of \$952,474.30.  
*This item was approved on the Consent Agenda.*
- L. [22-3256](#) Approve the Amended and Restated Interlocal Agreement for Community Development Block Grant Program with Sarasota County  
*This item was approved on the Consent Agenda.*

## **5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES**

- A. [22-3139](#) Presentation of the Annual Comprehensive Financial Report for the Fiscal Year Ending on September 30, 2021.
- Mayor Emrich announced the item.
- Mr. Fletcher introduced the item.
- Ms. Williams introduced Wade Sansbury with Mauldin & Jenkins, LLC.
- Mr. Sansbury spoke to the Annual Comprehensive Financial Report (ACFR) including overall financial report, positive net position, cash flow statement, reduction in long-term liabilities, single audit requirement, and auditor's discussion and analysis (AD&A).
- Commission questions and discussion took place regarding approval delay and gratitude to the consultant and staff.
- There was no public comment.
- Mayor Emrich requested a motion.
- A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to accept the Annual Comprehensive Financial Report as presented. The motion carried on the following vote:***
- Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner McDowell and Commissioner White

## 7. GENERAL BUSINESS:

- A. [22-3128](#) Discussion and Possible Action Regarding the Capacity Fee Changes, Line Extension Charges and Acceptance of the 2022 Utility Rate Analysis Report Prepared by GovRates, Inc.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Gallinaro introduced Bryan Mantz with GovRates, Inc.

Mr. Mantz provided a presentation including Utility overview, major cost factors affecting water and wastewater utility system, revenues under existing rates vs. revenue requirements, financial risks of not adjusting rates, recommended user rate for fiscal year 2023, capital reinvestment in utility system, projected financial position, user rate comparison, proposed capacity fees per equivalent residential connection (ERC), water and wastewater capacity fees per ERC comparison, other charges, line extension charges, and recommendations.

Commission questions and discussion took place regarding prior rate increases, rate adoption, future year increases, current outstanding debt in Utilities department, line extension fees, and existing and proposed capacity fees for neighborhood expansion.

***There was consensus to direct the City Manager to send a memo to Commission with the differences of the numbers discussed in December compared to the new rates for the neighborhood expansion.***

Commission questions and discussion continued regarding cash flow analysis, utilization of the Peace River/Manasota Regional Supply Authority for supplemental water, City payment of operational cost of services for water treatment plants, Ordinance No. 2022-17 vs. water rate analysis pertaining to meter installation, and multiple charges including maintenance fees and deposits.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve the capacity fee changes, line extension charges, and accept the 2022 Utility Rate Analysis Report prepared by GovRates, Inc. The motion carried on the following vote:***

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

## 6. PUBLIC HEARINGS:

### PETITION:

- A. [CC](#)  
[PLF-22-083](#) Consideration of Petition No. PLF-22-083, Wysteria-Wellen Park, Village F-4 Replat. (QUASI-JUDICIAL).

Mayor Emrich announced the item, stated this is a quasi-judicial item, and directed the Assistant City Clerk to read the Petition title.

Ms. Jianelli read the Petition title and swore in those wishing to provide testimony.

Commissioner McDowell had no additional ex-parte communications aside from the disclosures on May 21, 2021 when the Petition was initially adopted.

There were no ex-parte communications from Commissioner White, Mayor Emrich, Vice Mayor Langdon, or Commissioner Luke.

Ms. Jianelli noted there were no aggrieved parties.

Bobbie Claybrook, AM Engineering, being duly sworn, provided a presentation including number of lots, water service connections, modifications including reducing side yard easements, utilities along side lot lines, removal of 10-foot rear yard easement, and the discrepancy between the original boundary survey and property deed regarding the roundabout at Manasota Beach Road and Preto Blvd.

Mr. Hudson, being duly sworn, provided a presentation including total acreage and location, prior Commission approval, number of units, consistency, City surveyor approval, and staff recommendation.

There was no rebuttal by the Applicant or Staff.

There was no public comment.

Commission questions and discussion took place regarding easements and setbacks, buildable area, Planning and Zoning Advisory Board (PZAB) recommendation, and approval being for a replat.

There were no closing arguments by Staff or the Applicant.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to approve Petition No. PLF-22-083 as presented and find that, based on competent substantial evidence, the Wysteria-Wellen Park Village F-4 replat complies with the Unified Land Development Code and Florida Statute Chapter 177. The motion carried on the following vote:***

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

## **ORDINANCE - Second Reading:**

- B.** [ORD. NO. 2022-10](#) An Ordinance of the City of North Port, Florida, Amending the City of North Port Comprehensive Plan to Add Chapter 12 Property Rights Element; Adding Goals, Objectives, and Policies Pursuant to Florida Statutes Section 163.3177; Repealing City of North Port Comprehensive Plan Chapter 2, Goal 4, Objective 12 of the Future Land Use Element Relating to Balancing Property Owner Interests; Providing for Findings; Providing for Adoption; Providing for Transmittal of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the Assistant City Clerk to read the

Ordinance by title only.

Ms. Jianelli read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Ordinance No. 2022-10 as presented. The motion carried on the following vote:***

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

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

- C. [ORD. NO. 2022-14](#) An Ordinance of the City of North Port, Florida, Increasing certain Building Fees under the City Fee Structure; Amending the Code of the City of North Port, Florida, Appendix A – City Fee Structure, Section D, Building Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Jianelli read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Langdon, to continue Ordinance No. 2022-14 to second reading on September 27, 2022. The motion carried on the following vote:***

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

**RESOLUTION:**

- D. [RES. NO. 2022-R-38](#) A Resolution of the City Commission of the City Of North Port, Florida Vacating a Portion of the Utility and Draining Easements for Lots 3, 4, 18 and 19, Block 822, 19th 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 Emrich announced the item, stated this is a quasi-judicial hearing, and directed the Assistant City Clerk to read the Resolution by title only.

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

There were no ex-parte communications.

Ms. Jianelli noted there were no aggrieved parties.

Patrick Ireland, Applicant, being duly sworn, provided a presentation including gratitude to the Planning and Zoning Advisory Board (PZAB) and staff.

Mr. Hudson, being duly sworn, provided a presentation including receipt of application, location, lot size, request to construct pool and cabana, utilities review, noticing requirements, and staff recommendations.

There was no rebuttal from the Applicant or Staff.

There was no public comment.

Commission questions and discussion took place regarding legislative text pertaining to the existing pool.

Mr. Hudson spoke to the PZAB recommendation.

Mr. Ireland had no closing argument.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve Resolution No. 2022-R-38 as presented.***

Commission expressed gratitude to the Applicant.

***The motion carried on the following vote:***

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

- E. [RES. NO. 2022-R-42](#) A Resolution of the City Commission of the City of North Port, Florida, Approving the Subordination of City Utility Interests in Favor of the Florida Department of Transportation for Highway Purposes; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.



Mayor Emrich announced the item and directed the Assistant City Clerk to read the Resolution by title only.

Ms. Jianelli read the Resolution by title only.

Mr. Fletcher introduced the item.

Ms. Bellia spoke to proposed parcel locations, purpose of interest, upcoming second subordination agreement, and approval by Florida Department of Transportation (FDOT) legal staff and City legal staff.

Commission questions and discussion took place regarding Wellen Park Boulevard location and scrivener's errors.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Resolution No. 2022-R-42 as presented. The motion carried on the following vote:***

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

#### **RESOLUTION - Second Reading:**

- F. [RES. NO. 2022-R-40](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-22 for Sanitary Trailer Rental for Warm Mineral Springs in the amount of \$60,000; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the Assistant City Clerk to read the Resolution by title only.

Ms. Jianelli read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Resolution No. 2022-R-40 as presented. The motion carried on the following vote:***

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

Mr. Fletcher spoke to representative presence in the audience for Item No. 22-3251.

Commission discussion took place regarding reordering the agenda.

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***A motion was made by Commissioner McDowell, seconded by Vice Mayor Langdon, to hear Item No. 22-3251 at this time. The motion carried on the following vote:***

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

## **7. GENERAL BUSINESS continued:**

**K. [22-3251](#)** Discussion and Possible Direction Regarding the Home Share Program and Connecting Home Providers with Workforce Housing Applicants

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Carrillo spoke to program overview, renter benefits, program process, rental payments, Home Share Sarasota, program staff, average renter span, waiting list, program challenges, potential factors to consider, program expansion, eviction process, taxes and homestead, and potential injuries sustained by renter.

Commission questions and discussion took place regarding program concept, joining Sarasota program, number of matches made, program funding, explanation of "man hours", potential rental charges, effects on homestead and insurance, Sarasota County vs. Pinellas County program results, potential productivity, homeowner benefits, homeowner and renter compatibility, interview process, gratitude to staff, program being under the Sarasota Housing Authority, homeowner provisions, homestead exemption, City's relationship with Sarasota Housing Authority and Sarasota Funding Corporation, current need for the program, employers' willingness to contribute, available funding, exploring a pilot program, available homes, participation, program being a non-profit organization, further discussion with Sarasota Housing Authority to market the program, requested Commission direction, homeowner limitations that are affiliated with the program, and current program employment.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City Manager to reach out to Sarasota Housing Authority to gain interest in marketing the Home Share Program in existence in the City of North Port and have an agenda item on the efforts in September for an update.***

Commission discussion took place regarding marketing the program for existence in the City, receiving more information on the program, homeowners renting rooms, citizens in need of the program, and number of available homes in North Port.

***The motion carried on the following vote:***

**Yes:** 4 - Mayor Emrich, Commissioner Luke, Commissioner McDowell and Commissioner White

**No:** 1 - Vice Mayor Langdon

Vice Mayor Langdon dissented due to Sarasota Housing Authority being expected to solve the needs of North Port citizens is a "pipe dream", and referring people to that program when there is no housing inventory in North Port is unfair to citizens.

Commission discussion took place regarding homeless citizens commuting to take part in the program.

Recess was taken from 12:17 p.m. until 1:00 p.m.

**B. [22-3158](#)**

Discussion and Possible Action Regarding Amending the Code of the City of North Port Chapter 22 - Fertilizer and Landscape Management to Extend the Period of Time When Use of Fertilizer is Restricted.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner McDowell spoke to citizen correspondence regarding canal water color due to algae bloom and exploring pros and cons of extending restriction period.

Commission discussion took place regarding restricted fertilizer season coinciding with rainy season, staff recommendations, and previously mimicking Sarasota County policy.

Mr. Speake spoke to shift in rainfall amounts, staff recommending extension, regulations and protocol regarding enforcing a more stringent policy than State Statutes permit, and staff's diligence in gathering evidence to submit to allow for more stringent policies.

Commission questions and discussion took place regarding levels of rainfall, shifting vs. extending the timeline, promoting Florida-friendly fertilizer, municipalities implementing stricter policies, and water sampling as a budget line item.

Ms. Slayton noted the City Attorney's Office has not reviewed the item, and provided an overview including State Statute regarding implementing more stringent policies and criteria for adoption prior to and after January 1, 2009, and responded to Commission questions regarding Statute criteria.

Ms. Jianelli read the following e-comment into the record:

Edie Driest: expressed support to extend the fertilizer restriction period.

Commission discussion continued regarding changing the proposed start date.

***A motion was made by Commissioner McDowell, seconded by Commissioner White, to direct the City Manager to work with the City Attorney and Staff to amend the City Code Chapter 22 to extend the fertilizer restriction period from April 1 to September 30, using the criteria set forth by State Statute with the hopes that this could be effective in 2023.***

Commission discussion took place regarding the probability of the effective date being in 2023 and withholding the start date from April 1 to May 1 depending on sufficient scientific data collected.

***A motion to amend was made by Commissioner Luke, seconded by Commissioner McDowell, that if scientific data does not verify or justify that the start date be April 1, they would have the ability to make it May 1. The motion to amend carried on the following vote:***

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

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

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

C. [22-3178](#) Discussion and Possible Action Regarding the Approval of the June 14, 2022 Commission Workshop Minutes

Mayor Emrich announced the item.

Ms. Jianelli introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve the June 14, 2022 minutes as presented with the recommended changes. The motion carried on the following vote:***

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

D. [22-3180](#) Discussion and Possible Action Regarding the Approval of the June 15, 2022 Commission Workshop Minutes

Mayor Emrich announced the item.

Ms. Jianelli introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve the June 14, 2022 minutes as presented with the recommended changes. The motion carried on the following vote:***

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

E. [22-3183](#) Discussion and Possible Action Regarding the Approval of the June 16, 2022 Commission Workshop Minutes

Mayor Emrich announced the item.

Ms. Jianelli introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve the June 16, 2022 minutes as presented with the recommended changes. The motion carried on the following vote:***

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

**F.** [22-3243](#) Discussion and Possible Action Regarding the Potential of a Joint Resolution Between the City of North Port and Charlotte County in Regard to Collaborative Support of Interstate 75 Interchanges in the Yorkshire Street/Raintree Boulevard Area.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item and spoke to the July 14, 2022 joint meeting.

Commission questions and discussion took place regarding proceeding with the interchange projects, updating the Comprehensive Plan, evaluation and appraisal report (EAR) due date, entities included in the joint resolution, Tropicair Boulevard being extended to Yorkshire Street, and issuance of the joint resolution not being dependent on the Comprehensive Plan being changed.

There was no public comment.

Mayor Emrich requested motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to direct staff to draft a joint resolution with Charlotte County in support of Interstate 75 interchanges in the Yorkshire/Raintree Boulevard area. The motion carried on the following vote:***

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

**G.** [22-3244](#) Discussion and Possible Action Regarding Scheduling a Joint Meeting Between the North Port City Commission and the Sarasota County Commission in October 2022 Before the Elections.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner Luke spoke to the item including e-mail regarding the joint resolution with Charlotte County and scheduling joint meetings with Sarasota County and Charlotte County.

Commission questions and discussion took place regarding discussion points to submit to County Commissioners prior to the joint meeting including identifying needs, prioritizing topics, services to offer the County, maintaining reasonable expectations, importance of positive relationship, enhancing collaborations, and length and location of the joint meeting.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Langdon, to direct the City Manager to reach out to Sarasota County Administration to schedule a joint meeting between October 2022 and November 8,***

**2022 at North Port City Hall preferred for lunch and meeting to discuss South River Road services, community benefits that each entity shares, an overview of what is supplied, and to thank Sarasota County Commissioners for partnering with North Port in various aspects.**

Discussion took place regarding the City Manager determining the agenda, discussing during the September workshop, suggested topics, and meeting logistics.

**A motion to amend was made by Vice Mayor Langdon, seconded by Commissioner Luke, to add language ahead of the agenda topics stating, "suggested topics to include but not be limited to". The motion to amend carried on the following vote:**

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

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

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

**H. [22-3245](#)**

Discussion and Possible Action Regarding Scheduling a Joint Meeting Between the North Port City Commission and the Charlotte County Commission to be Held in the City of North Port Between Elections and Installations of Positions.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner Luke spoke to the item including meeting date.

Commission questions and discussion took place regarding timeline for meeting, Charlotte County Commission election timeline, City Manager scheduling the meeting, discussion topics, calendar management, and expressing gratitude to Charlotte County Commissioners.

There was no public comment.

Mayor Emrich requested a motion.

**A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to direct staff to schedule a joint meeting between North Port City Commission and Charlotte County Commission to be held in the City of North Port after the installation of new Commissioners in both County and City.**

Discussion took place regarding providing lunch.

**The motion carried on the following vote:**

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

**I. [22-3246](#)**

Discussion and Possible Action Regarding the Addition of Light Industrial Land Uses to the Definitions and Permitted Uses Sections of the CG, Commercial General Zoning District of the Zoning Regulations of the Unified Land Development Code and Possible Changes to the Current Zoning Map.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner Luke spoke to the item including zoning designations and uses, required vs. intended in Future Land Use Element and Unified Land Development Code (ULDC), history of the Comprehensive Plan, planned community development (PCD) zoning designation, adhering to case law, State Statutes, and City Code, and urbanizing Activity Centers.

Commission questions and discussion took place regarding ULDC timeline update and potential zoning changes.

Ms. Slayton stated Commission should not discuss the reconsideration of any application that is subject to appeal.

Commission discussion continued regarding reviewing zoning designations to determine compatibility with the ULDC rewrite.

Ms. Barnes spoke to providing updated ULDC schedule, intended effective date, current status, and Activity Centers proposed zoning designations and other proposals.

Commission questions and discussion continued regarding staff's intentions for the ULDC rewrite and new and improved ULDC format.

There was no public comment.

***No action was taken on this item.***

J. [22-3252](#)

Discussion and Possible Action Regarding Approving Annual Budgets and Budget Amendments by Ordinance or Resolution

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Slayton clarified State Statute requirements regarding District and City budget adoptions, reading requirements, budget amendment process, and public reading and noticing requirements.

Commission discussion took place regarding processes other municipalities follow, importance of multiple readings for budget amendments, public participation, and communication with the public.

Ms. Slayton FY 2021-2022 budget adoption process and recommendation.

Commission questions and discussion continued regarding FY 2021-2022 budget process, following the best practice, prior public participation, transparency, budget adjustments consistency with Districts, and Commission's options regarding approving, modifying, or not approving budget amendment Resolutions.

There was no public comment.

Mayor Emrich requested a motion.

*A motion was made by Commissioner McDowell to direct the City Manager and staff to adopt the non-District budget by Ordinance. The motion failed for lack of second.*

*A motion was made by Vice Mayor Langdon, seconded by Commissioner White, to direct staff to draft a Resolution for the approval of the non-District budget and budget amendments. The motion carried on the following vote:*

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

**No:** 1 - Commissioner McDowell

Commissioner McDowell dissented due to not approving anything that removes a citizen's ability to participate in their government.

## **8. PUBLIC COMMENT:**

There was no public comment.

## **9. COMMISSION COMMUNICATIONS:**

- A.** [22-2536](#) Commissioner McDowell's Report  
Commissioner McDowell reported on events and activities attended.
- B.** [22-2537](#) Commissioner White's Report  
Commissioner White reported on events and activities attended.
- C.** [22-2533](#) Mayor Emrich's Report  
Mayor Emrich reported on events and activities attended.
- D.** [22-2534](#) Vice Mayor Langdon's Report  
Vice Mayor Langdon reported on events and activities attended.
- E.** [22-2535](#) Commissioner Luke's Report  
Commissioner Luke reported on events and activities attended.

## **10. ADMINISTRATIVE AND LEGAL REPORTS:**

- A.** [22-3219](#) City Manager Report to Commission  
Mr. Fletcher had nothing to report.
- B.** [22-3220](#) City Attorney Report.  
Ms. Slayton had nothing to report.
- C.** [22-3232](#) City Clerk Report  
Ms. Jianelli had nothing to report.



**11. ADJOURNMENT:**

Mayor Emrich adjourned the meeting at 3:17 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Pete Emrich, Mayor

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

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.