



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft City Commission Regular Meeting

CITY COMMISSIONERS

Christopher B. Hanks, Mayor
Debbie McDowell, Vice-Mayor
Vanessa Carusone, Commissioner
Peter Emrich, Commissioner
Jill Luke, Commissioner

APPOINTED OFFICIALS

Peter Lear, City Manager
Amber L. Slayton, City Attorney
Heather Taylor, Acting City Clerk

Tuesday, September 24, 2019

6:00 PM

CITY COMMISSION CHAMBERS

- C. [ORD. NO. 2019-11](#) An Ordinance of the City of North Port, Florida, Amending the City of North Port Unified Land Development Code to Allow for Urban Market Gardens by Amending Chapter 25 – Parking and Loading Regulations, Article II – Off-Street Parking, Section 25-17 – Minimum Off-Street Parking Requirements; Amending Chapter 53 – Zoning Regulations, Part 2 – Schedule of District Regulations to Allow Urban Market Gardens as a Permitted Principal Use in the CG Commercial General District, CG-S Commercial General Special District, ILW Light Industrial and Warehousing District, and NC-HI/NC-LI Neighborhood Commercial High/Low Intensity Districts; Amending Part 3 – Special District Regulations, Article XX Special Circumstance Regulations, Section 53-240 Special Structures; Amending Chapter 55 – Activity Center Design Regulations to Allow Urban Market Gardens as a Permitted Principal Use in Panacea (Activity Center #4), Midway (Activity Center #5), The Shire (Activity Center #6), And The Gardens (Activity Center #8); Amending Chapter 61 Definitions, Section 61-3 Definitions and Word Usage; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (TXT-18-208)

Ms. Taylor read the Ordinance by title only.

Mr. Lear introduced the item.

There was no public comment.

Ms. Galehouse spoke to urban market garden size limitations, development costs, Major Site and Development (MAS) requirements, buffer wall requirement exemption suggestions, document consistencies regarding hours and sales, regulations regarding nurseries, combining nursery sales and urban garden sales, amending Activity Center Urban Design Standards Pattern Book allowing outdoor sales, and garden operations relating to bees and fish.

A suggestion was proffered to allow an limit of 25 acres for urban gardens within the City, 10 acre limit in neighborhood commercial high density areas, and plants as buffers.

Ms. Slayton will look into possible legal constraints regarding acreage limitations.

Ms. Galehouse spoke to County Property Appraiser regulations pre-empting local regulations, MAS review plan vs. Infrastructure Review Plan, lighting required over paved areas and parking lots, other municipal Ordinances used as guide, and buffer placement in easements.

A brief discussion ensued regarding a requested consensus and it was suggested to change "enterprise" to "business".

There was a consensus to define an Urban Market Garden (line 248) as "An area of land managed and maintained by an individual, group of individuals, a business or organization, growing and harvesting food crops such as vegetables, fruits, herbs and/or non-food, ornamental crops, such as flowers, for commercial sale." and the rest starting with "Urban market gardens may be divided into separate..." as it is presented.

There was a consensus in line 165 to add the exemption for a buffer wall in Neighborhood Commercial as long as there is some type of buffering between he incompatible land uses.

There was a consensus to change line 116 from three (3) and six (6) acres to ten (10) and limiting urban market gardens to twenty-five (25) total acres within the City.

There was a consensus to change line 152 (iii) adding an exception, if an urban market garden does not have structure, to utilize the Infrastructure Design Plan.

A motion was made by Vice-Mayor McDowell, seconded by Commissioner Carusone, to continue Ordinance No. 2019-11 for another second reading, to be completed before the November 7, 2019 Commission Meeting, incorporating the consensuses that were given tonight. The motion carried by the following vote:

Yes: 5 - Mayor Hanks, Vice-Mayor McDowell, Commissioner Luke, Commissioner Emrich and Commissioner Carusone