



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Final City Commission Special 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*  
*Kathryn Wong, City Clerk*  
*Heather Taylor, Deputy City Clerk*

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Thursday, July 11, 2019

1:00 PM

CITY COMMISSION CHAMBERS

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### **MINUTES APPROVED AT THE 09-10-2019 MEETING.**

#### **CALL TO ORDER**

Mayor Hanks called the meeting to order at 1:00 p.m.

#### **ROLL CALL**

**Present:** 4 - Mayor Christopher Hanks, Vice-Mayor Debbie McDowell, Commissioner Jill Luke  
and Commissioner Pete Emrich

**Absent:** 1 - Commissioner Vanessa Carusone

#### **Also present:**

City Manager Peter Lear, Assistant City Attorney Michael Golen, Deputy City Clerk Heather Taylor, Recording Secretary Laura Reed, Public Works Director Julie Bellia, Human Resources Manager Deborah Hope, Finance Director Kimberly Ferrell, Senior Planner Heather Hansen, Planning Division Manager Nicole Galehouse, Fire Chief Scott Titus and City Grant Writer Valerie Malingowski.

**The Pledge of Allegiance was led by Ms. Taylor.**

#### **1. APPROVAL OF AGENDA**

*A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke to move Item 6.C. after hearing Items 6.D., E and F.*

Discussion took place regarding the order of hearing Items 6.C, F and G.

*The motion and second were withdrawn.*

*A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke, to*

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*approve the Agenda as presented. The motion carried by the following vote:*

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

**Absent:** 1 - Commissioner Carusone

## **2. PUBLIC COMMENT:**

Public comment was held from 1:03 p.m. to 1:08 p.m.

Chuck English: testing within flood plains in relation to outfalls.

Ms. Bellia spoke to soil tests and environmental test on Sabal Trace properties, noted testing of the soils near outfalls would be the responsibility of the City and responded to Commission questions regarding justification to test outfalls based on surrounding area samples.

It was requested the City Manager provide a memo to Commission and Mr. English regarding testing results of surrounding areas.

## **3. WELCOME OF NEW EMPLOYEES:**

### **A. [19-0714](#) New Employee Acknowledgement**

Mr. Lear introduced the item.

Ms. Hope welcomed and acknowledged new employees.

Commissioner Carusone arrived at 1:09 p.m.

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

### **A. [19-0569](#) Kim Ferrell, Finance Director: Functions of the Finance Department**

Mr. Lear introduced the item.

Ms. Ferrell provided a presentation including mission statement, main functions in the department to include budget administration, purchasing, payroll administration, vendor disbursements, accounts receivable and revenues, financial reporting, treasury and debt management, team status, team development and initiatives.

## **5. GENERAL BUSINESS:**

### **A. [19-0711](#) Follow-Up Discussion and Possible Action Regarding the City's Tree Protection Regulations**

Mr. Lear introduced the item.

Ms. Hansen provided a presentation to include organization of the environmental sections of the Unified Land Development Code (ULDC), canopy cover percentage in the 1997 City limits versus 2019, iTree sampling points, comparison of North Port and Sarasota County to three pre-platted jurisdictions with emphasis on single-family lots, methodology for designating "grand trees", sewer/septic areas, special flood hazard areas, illegal land clearing, rear and front yard easements/rights-of-way (ROW), administrative modifications

including minor adjustments, native trees and vegetation, palm trees, use of tree preservation fund and noted list of recommendations.

Discussion took place regarding directing staff to use Sarasota County's ordinance as a guideline and modifying based on Commission input, stricter land clearing, maintenance agreement for planting in ROW, palm trees for shade, administrative modifications, prior discussion regarding tree fund use on private lands and not combining with the ULDC rewrite.

Ms. Hansen replied to Commission questions regarding mitigation process and minimum points for tree canopies.

Discussion continued regarding incorporating recommendations provided by Ryan Pieper, residential versus commercial, 24-inch diameters and then utilizing point system, addressing the tree fund separate from the ordinance and legislative law passed regarding cutting down trees.

Ms. Galehouse responded to Commission questions regarding establishing rules for developers and process for tree removal.

Discussion continued regarding commercial versus residential canopy coverage, conflicts within the code, determination of a Heritage Tree, tree survey verification process, fine increase for mitigation, process to access fine, incentives, planting within drainage and utility easements and the need for review and modification of trees on the tree list.

***There was consensus to review the tree list.***

Discussion continued regarding palm trees, exception for native palm, legislation discussion regarding regulation of properties, difference with commercial and residential in regard to shade in parking areas, being cautious when regulating properties, sapling give-a-ways, possibly establishing guidelines to pay for mitigation of trees removed and \$200 into tree fund when clear cutting properties, increasing education, Community Development Districts (CDD) and Home Owner Associations (HOA) not being exempt from tree ordinance, and City versus County requirement of single-family lot at time of Certificate of Occupancy (CO).

***There was consensus to establish 35% per property.***

Mr. Lear suggested doing a hybrid method to provide Commission with an Ordinance that has been reviewed by the ULDC consultant, spoke to costs of making changes to ULDC and potential effective date.

***There was consensus to direct staff to bring back a draft ordinance to Commission for consultant to review with today's suggestions and hold a separate conversation for tree portion of ULDC.***

***There was consensus to direct staff to use Sarasota County's Ordinance as a guideline.***

***There was consensus to have stricter fines for land clearing without permits.***

***There was consensus to allow for planting in ROW with ROW use permit as well as maintenance permit.***

***There was consensus that CDD and HOA's not be exempt from tree ordinance.***

***There was consensus for the use of three Sabal Palms for one shade tree.***

Discussion took place regarding administrative modification procedures and review by legal.

Chief Titus responded to Commission questions regarding defensible space.

***There was consensus to include administrative modifications under certain conditions.***

Discussion ensued regarding use of tree fund money and incentives.

Consensus was requested to use tree fund for incentive give-a-ways.

***There was consensus for staff to highlight Mr. Pieper's recommendations that were not recommended for consensus and that were not already incorporated in Sarasota County's ordinance.***

***There was consensus to keep native tree requirement at 50%.***

Public Comment:

Marty Black: tree bank option, current exemptions, availability of tree stock, design standards, and ROW tree allowance.

Chuck English: private property rights, rules that apply to the common good of all citizens, clear cutting ditches.

***There was consensus that the availability of tree stock must be considered for native tree requirements at time of development.***

***There was consensus to include tree bank option.***

***There was consensus to direct staff to review conflicts within agricultural use of properties.***

***There was consensus to use US Division of Forestry tree policies for fire prevention.***

Ms. Bellia replied to Commission questions regarding not allowing trees in drainage easements and swales and spoke to planting in ROW areas.

Discussion took place regarding prior consensus to plant in ROW.

***There was consensus to pull the prior consensus to plant in ROW.***

***There was consensus to lower the DBH from 30 to 24.***

**B. [19-0767](#)**

Discussion and Possible Action to Authorize Mayor to Sign Grant Application to the Florida Job Growth Grant Fund in an Amount of \$2,842,410 for the Installation of Water and Sewer Line on Sumter Boulevard from South of Hansard Avenue to Kalish Avenue

Mr. Lear introduced the item and replied to Commission questions regarding local match and reallocating funds from the Madagascar area.

Ms. Malingowski replied to Commission questions regarding the grant not requiring matching funds, the match being set aside for the project and the total current cost.

Mr. Lear replied to questions regarding whether the match would hinder any other

projects, process to transfer funds to project, funds available for use, reallocation of funds back to Madagascar project if grant is not approved, and incorporating into upcoming budget by changing Capital Improvement Program (CIP) sheets.

***A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke, to approve the Mayor's signature on the Florida Job Growth grant proposal for Sumter Boulevard expansion, shifting \$892,760 from the Madagascar project in the CIP to this fund for matching the grant. The motion carried by the following vote:***

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

## **6. PUBLIC HEARINGS:**

### **ORDINANCES - First Reading**

- A. [ORD. NO. 2019-33](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 4 - Boards and Committees; Article IV – Audit Committee, to Incorporate Amendments to Florida Statutes § 218.391; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

***A motion was made by Vice Mayor McDowell, seconded by Commissioner Carusone, for the City Clerk to read by title only. The motion carried by the following vote:***

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

Ms. Taylor read the ordinance by title only.

Mr. Lear introduced the item.

Discussion took place regarding Commission membership on Committee and possible conflicts.

***A motion was made by Commissioner Luke, seconded by Vice Mayor McDowell, to continue Ordinance No. 2019-33 for second reading on July 23, 2019. The motion carried by the following vote:***

Discussion followed regarding when appointments for the Committee would need to be made.

Recess was taken from 3:28 p.m. until 4:00 p.m.

## **7. PROCLAMATIONS AND RECOGNITIONS: TIME CERTAIN AT 4:00 P.M.**

- A. [19-0219](#) Present Smokey Bear 75th Birthday Proclamation

Commissioner Carusone presented this Proclamation to Smokey Bear.

- B. [19-0608](#) Proclaim August 24, 2019 as the Twenty-Eighth Anniversary of Ukrainian Independence Day

Vice Mayor McDowell presented this Proclamation.

- C. [19-0748](#) Commemorate July 28 the Day the Serbian Flag Flew Over the White House

Commissioner Luke presented this Proclamation.

- D. [19-0749](#) Present Advisory Board Certificates of Appreciation to Shawn Singh for Serving on the Art Advisory Board and Ashely Higgins for Serving on the Environmental Advisory Board

Mayor Hanks presented the Certificates.

## **6. PUBLIC HEARINGS: Continued**

### **ORDINANCES - First Reading**

- B. [ORD. NO. 2019-24](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Sections 53-213 and 53-214 to Provide Regulations for Adoption, Contents, And Maintenance for Village Index Map, Village District Pattern Book, and Village District Pattern Plan, and Incorporating by Reference the West Villages Index Map, the West Villages Village District Pattern Book, and all Previously Adopted West Villages Village District Pattern Plans; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. TXT-19-125

***A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke, for the City Clerk to read by title only. The motion carried by the following vote:***

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

Ms. Taylor read the ordinance by title only.

Mr. Lear introduced the item.

Ms. Galehouse provided an overview to include prior procedures for adoption and recommended language changes.

Mayor Hanks left the dais from 4:36 p.m. until 4:37 p.m.

Ms. Galehouse replied to Commission questions regarding whether the changes have already been made in the ordinance, language on line 219 regarding the requirement to adopt Village Development Pattern Plan (VDPP) by ordinance but may be amended by ordinance, line 185 calculation for total acres breakdown in the pattern book and line 146 regarding types of parcels included in the acreage.

***A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke, to continue Ordinance No. 2019-24 to the July 23, 2019 meeting with the following changes, adding the City Attorney's recommendation of Section 53.214(c)(2) as stated in the legislative text and removing lines 201 to 216. The motion carried by the following vote:***

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

- C. [ORD. NO. 2019-20](#) An Ordinance of the City of North Port, Florida, Amending the West Villages Index Map to Relocate the Town Center and Village Center Boundaries, Adjust Village Boundaries, add Approximate Public use Acreages, and add Potential Fire/Police Station Location Alternatives; Providing for Findings; Providing for Adoption; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL)

***A motion was made by Commissioner Luke, seconded by Vice Mayor McDowell, for the City Clerk to read by title only. The motion carried by the following vote:***

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

Ms. Taylor read the ordinance by title only.

Mayor Hanks stated this is a quasi-judicial hearing.

Ms. Taylor swore in those wishing to provide testimony.

Commissioner Luke disclosed she was in attendance for the July 9, 2019 regarding the West Villages development update, and briefing with ACM Yarborough and Ms. Galehouse.

Vice Mayor McDowell disclosed an email to City Manager requesting meeting with staff forwarded to the City Clerk, meeting with Neighborhood Development Services staff on July 10, 2019 to discuss the item, tours of Braves Stadium and outlining areas, Ms. Galehouse update on July 9, 2019 regarding West Villages including size and location of town center and September 25, 2019 attendance at Braves Stadium for a social gathering with the developer, Mr. Black and others noting no City business was discussed.

Mayor Hanks attended the July 9, 2019 meeting regarding the West Villages development update.

Commissioner Carusone did not have any ex-parte communications.

Commissioner Emrich attended the July 9, 2019 meeting regarding the West Villages development update.

Martin Black, Chairman West Villages Improvement District, being duly sworn, provided a presentation to include work done, US Army Corps of Engineer review to determine wetlands, creation of the grand lake, Freedom Festival at Braves Stadium, the Braves Academy to be operational in December, current approved/requested square footage for commercial and office, multiple road construction projects, residential development units, allocation of acreage for the Town Center and requested future acreage.

Nicole Galehouse, being duly sworn, provided an overview to include proposed index map, proposed changes, Town Center and Village Center Boundaries, Village boundary changes, potential fire/police station location alternatives, public use acreages, greenbelt framework, principles of agreement clause, amendment removal, park locations, traffic signal locations update, staff analysis, review and advertising and staff recommendation.

Mr. Black spoke to additional acreage due to Braves Stadium, access to stadium from Town Center, requested approval, and noted agreement with Staff's requested changes.

Commissioner Luke disclosed she did listen to Planning and Zoning Advisory Board meeting.

There was no public comment.

Mr. Black replied to Commission questions regarding acreage removed from the Town Center due to the stadium, tax base of acreage removed, amount of taxable property, turnover of the Utility Plant, timeframe for future annexation, and status of Thomas Ranch property.

Ms. Galehouse spoke to petition for annexation of property on north east side of River Road.

Discussion took place regarding amount of land with no commercial value located in the Town Center, Village Center and Town Center reduction concerns.

Mr. Black responded to Commission questions regarding square footage of 300,000 for Village E, future annexed location as Activity Center and proposed sites for fire and police department locations.

Discussion took place regarding requirement to conform with 35% tree canopy, listed park locations, determination of the stadium as a park, intent for 15% commercial designation for the City, percentage of residential in Village D, comprehensive plan amendment needed to change Activity Center designation and ways to factor square footage needs to provide accountability.

Ms. Galehouse replied to Commission questions regarding staff discussions with West Villages to gain more commercial area by looking at more viable options.

Discussion followed regarding locations for commercially zoned areas that are accessible, reason why district was annexed into the City of North Port, percentage of added commercial taxable value to the City and need for minimum requirements based on value.

Ms. Galehouse stated conditions cannot be placed on an Ordinance.

Discussion continued regarding West Village Parkway and intent to be public use roadway.

Mr. Black replied to Commission questions regarding North Port receiving more recognition of West Villages being in North Port.

***Vice Mayor McDowell motioned to approve the index map with changes to be made prior to second reading; add second village in Village F as stated in VDPP, change City boundaries on index map to accurately reflect the City's boundaries and add "bean" back in at mutually agreeable place between staff and applicant that is approximately 200 acres.***

Mr. Black explained the acreage has already been added back in to Village D.

***Vice Mayor McDowell withdrew her motion.***



***A motion was made by Commissioner Luke, seconded by Mayor Hanks, to continue Ordinance No. 2019-20 for second reading on July 23, 2019, including changes recommended by staff in the backup legislative text.***

Discussion took place regarding legal review of making contingent upon annexation of "bean" acreage within the next five years or working with applicant to determine plan to annex properties.

Ms. Galehouse reviewed changes suggested by staff.

Vice Mayor stated she could not approve motion because it does not include the missing Village Center in F, did not address the zero-value commercial property of the 100 acres in Village E and opined concern regarding the need for a good mixture of commercial and residential use.

***The motion carried by the following vote, with Vice Mayor McDowell dissenting for reasons stated:***

**Yes:** 4 - Mayor Hanks, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

**No:** 1 - Vice-Mayor McDowell

Recess was taken from 6:18 p.m. until 6:28 p.m.

**D. [ORD. NO. 2019-25](#)**

An Ordinance of the City of North Port, Florida, Adopting the Village E Village District Pattern Plan (West Villages) for a ±480 Acre Area Located to the West of River Road, to the South of US 41, to the North of the Future Playmore Road and to the East of the State College of Florida Campus and West Villages Parkway; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

***A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke, that City Clerk read the ordinance by title only. The motion carried by the following vote:***

**Yes:** 3 - Mayor Hanks, Vice-Mayor McDowell and Commissioner Luke

**Absent:** 2 - Commissioner Emrich and Commissioner Carusone

Ms. Taylor read the ordinance by title only.

Mayor Hanks stated this is a quasi-judicial hearing and noted all parties were sworn in under Ordinance No. 2019-20.

Commissioner Luke stated her ex-parte communications are the same as previously provided.

Vice Mayor McDowell stated her ex-parte communications are the same as previously provided and clarified the date being June 25, 2019 and not September.

Mayor Hanks stated his ex-parte communications are the same as previously provided.

Martin Black, Chairman of West Villages Improvement District, being duly sworn, provided a presentation to include roadway access and extensions.

Commissioner Carusone and Commissioner Emrich returned at 6:32 p.m.

Mr. Black continued his presentation including wetland and greenspace areas set aside, mixed-use areas, mixed-use residential areas, requested modifications, and the proposed commercial and office areas.

Commissioner Carusone left the dais at 6:35 p.m.

Nicole Galehouse, being duly sworn, provided a presentation including development review process, index map, proposed development, conceptual site plan and development standards.

Commissioner Carusone returned to the dais at 6:39 p.m.

Ms. Galehouse continued her presentation of roads and multi-modal trails, differences between Village District Pattern Plan (VDPP) and Unified Land Development Code (ULDC), economic impact noting errors found in document that were corrected, ordinance review, consistency with Village District Pattern Book (VDPB), inconsistent items with VDPB and options for recommendation.

Mr. Black spoke to range of development standards requested that are similar to those previously approved for Village D and noted minimum and maximum commercial acreage.

Ms. Galehouse spoke to consistency with Village D and noted there are no major objections.

There was no public comment.

Commissioner Carusone stated she had no ex-parte communications.

Commissioner Emrich stated his ex-parte communications are the same as previously noted.

Ms. Galehouse clarified Village E acreage is 325 of total village.

Mr. Black noted that right-of-way acreage was removed and the numbers in the VDPP would be modified to reflect the 325 acres.

Ms. Galehouse and Mr. Black continued to reply to Commission questions regarding properties that are not owned by the applicant in relation to open space on the Index Map, difference in mixed-use and mixed-use residential, VDPB revision, possibility to approve VDPP with current regulations and come back to be amended when VDPB is revised and an expected timeframe for pattern book revision completion.

Mr. Golen replied to Commission questions regarding if there would be any impact of improving the request.

Ms. Galehouse and Mr. Black responded to additional questions regarding effective date upon pattern book revisions, lowering maximum proposed residential, number of residential units per acre maximums, location of tree canopy requirements in pattern book, where the pattern plan is silent the ULDC rules, neighborhood centers, financial

analysis inconsistency in numbers, who supplies the analysis, ability for applicant to provide numbers to staff to input into analysis at a charge and change in VDPP to reflect acreage with emphasis on title block.

Mr. Black suggested using data from completed Villages as a model for financial analysis of the proposed Villages.

Ms. Galehouse spoke to Village E largest area of Town Center and noted excluded areas that will not impact tax base.

Mr. Black stated the school board site will not be located in a Town Center.

***A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke, to approve Ordinance No. 2019-25 with the changes to the index map and the VDPP, the change to reflect the accurate 325 acres throughout the documents of the Village VDPP.***

Discussion took place regarding concern for the number of residential units, changes within the motion to ensure accuracy and the index map being incorrect.

***A motion to amend was made by Vice Mayor McDowell, seconded by Commissioner Carusone, to have the VDPP become effective upon the changes made after the approval of the new Village District Pattern Book.***

Discussion took place regarding each Village standing on their own, need to see pattern book changes prior to approval, timeframe for pattern book approval, subsequent Villages going through the pattern book and responsibility to make sure items are approved by current codes.

Commissioner Luke spoke to the need to represent residents of the West Villages.

Commissioner Carusone expressed concern with missing opportunities by delaying and spoke to having a date for pattern book plan prior to second reading.

***The amendment failed by the following vote:***

**Yes:** 1 - Vice-Mayor McDowell

**No:** 4 - Mayor Hanks, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

***An amendment was made by Vice Mayor McDowell, to change the residential component of the comp plan from maximum of 60% down to 35%. The motion failed for lack of a second.***

***The main motion carried by the following vote:***

**Yes:** 4 - Mayor Hanks, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

**No:** 1 - Vice-Mayor McDowell

Vice Mayor McDowell dissented with concerns of the dwindling commercial base and increase in residential maximums.

**E. [ORD. NO. 2019-19](#)**

An Ordinance of the City of North Port, Florida, Adopting the Village F Village District Pattern Plan (West Villages) for a ±828 Acre Area Located to the West of the Future West Villages Parkway, to the South of Playmore

Road and the Island Walk Subdivision, to the North of the Future Manasota Beach Road and to the East of the Sarasota National Development; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

***A motion was made by Commissioner Luke, seconded by Commissioner Carusone, that City Clerk read the ordinance by title only. The motion carried by the following vote:***

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

Ms. Taylor read the ordinance by title only.

Mayor Hanks stated this is a quasi-judicial hearing and noted all parties were sworn in under Ordinance No. 2019-20.

Each Commissioner stated their ex-parte communications were the same as previously noted.

Martin Black, Chairman of West Villages Improvement District, being duly sworn, provided a presentation on Village F including wetland areas and the overall development of proposed commercial and office.

Nicole Galehouse, being duly sworn, provided a presentation including index map location, proposed development, commercial, office and residential acreage, development standards, road and multi-modal trails, environmental, consistency with ULDC, difference between VDPP and ULDC, consistency with VDPB, economic impact, consistency with comprehensive plan and advertisement of the ordinance.

There was no public comment.

Mr. Black and Ms. Galehouse replied to Commission questions regarding commercial zone locations, requirement for one Village Center, VDPP change on index map, VDPP verbiage regarding interpretation authority, floor area ratio and financial analysis.

***A motion was made by Commissioner Carusone, seconded by Commissioner Luke, to continue Ordinance No. 2019-19 for second reading on July 23, 2019, with corrections as noted.***

Discussion took place regarding receiving an estimated pattern book date prior to second reading.

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

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

**F. [ORD. NO. 2019-26](#)**

An Ordinance of the City of North Port, Florida, Adopting the Village G Village District Pattern Plan (West Villages) for a ±742 Acre Area Located to the West of River Road, to the South of Playmore Road, to the North of the Future Manasota Beach Road and to the East of West Villages

Parkway; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

***A motion was made by Vice Mayor McDowell, seconded by Commissioner Luke, that City Clerk read the ordinance by title only. The motion carried by the following vote:***

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

Ms. Taylor read the ordinance by title only.

Mayor Hanks stated this is a quasi-judicial hearing and noted all parties were sworn in under Ordinance No. 2019-20.

Each Commissioner stated their ex-parte communications were the same as previously noted.

Martin Black, Chairman of West Villages Improvement District, being duly sworn, provided a presentation regarding Village G, including preparation should the Braves leave the property would come back to developer for mixed-use, proposed commercial and office acreage and road limitations due to the wetland corridor.

Nicole Galehouse, being duly sworn, provided a presentation including index map, proposed development of commercial, office and residential, conceptual site plan, development standards, roads and multi-modal trails, difference in VDPP and ULDC, economic impact, ordinance review, consistency with VDPB and options for recommendation.

There was no public comment.

Ms. Galehouse and Mr. Black responded to Commission questions regarding verification of acreage, the Academy being allowed within institutional/commercial mixed-use, number of existing units being recorded on future applications, financial analysis reports and time frame recognizing return on investment.

***A motion was made by Commissioner Luke, seconded by Commissioner Carusone, to continue Ordinance No. 2019-26 for second reading on July 23, 2019. The motion carried by the following vote:***

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

## **8. PUBLIC COMMENT:**

There was no public comment.

## **9. COMMISSION COMMUNICATIONS:**

A. [19-0750](#) Commissioner Luke

Nothing to report.

**B. [19-0751](#) Vice Mayor McDowell**

Nothing to report.

**C. [19-0752](#) Mayor Hanks**

Nothing to report.

**D. [19-0753](#) Commissioner Carusone**

Commissioner Carusone reported on the Florida League of Cities (FLC) meeting, public safety E911 funds not being distributed to municipalities and suggested to have resolution in support of finding ways to have fair and equitable distribution of funds to municipalities.

Discussion took place regarding timeliness of the resolution and changing the July 18, 2019 workshop to a special meeting.

***There was consensus to change the July 18, 2019 workshop to a special meeting starting at 8:30 a.m.***

***There was consensus for Commissioner Carusone to work with the City Attorney for a resolution.***

**E. [19-0754](#) Commissioner Emrich**

Nothing to report.

**10. ADMINISTRATIVE AND LEGAL REPORTS:**

Discussion took place regarding the number of items on the July 23, 2019 agenda.

***There was consensus to start the July 23, 2019 meeting at 1:00 pm.***

**11. ADJOURNMENT:**

Mayor Hanks adjourned the North Port City Commission Special Meeting at 8:42 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Christopher B. Hanks, Mayor

Attest: \_\_\_\_\_  
Heather Taylor, Deputy City Clerk

Minutes approved at the City Commission Regular Meeting this \_\_\_\_ day of \_\_\_\_\_, 2019.