



# 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, May 2, 2019

1:00 PM

CITY COMMISSION CHAMBERS

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### MINUTES APPROVED AT THE 06-11-2019 MEETING.

#### CALL TO ORDER

The North Port City Commission special Meeting was called to order at 1:00 p.m. in City Chambers by Mayor Hanks.

#### ROLL CALL

Commissioner Carusone arrived at 6:16 p.m.

**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, City Attorney Amber Slayton, City Clerk Katy Wong, Deputy City Clerk Heather Taylor, Recording Secretary Susan Hale, Human Resource Director Christine McDade, Social Services Manager Janet Carillo, Neighborhood Development Services Director Frank Miles, Planning Division Manager Nicole Galehouse, Parks and Recreation Assistant Director Tricia Wisner, Stormwater Manager Elizabeth Wong, Engineering Division Manager Gerardo Traverso, Deputy Fire Chief Joseph McCord and Fire Marshall Peter Marietti.

**The Pledge of Allegiance was led by Commissioner Luke.**

#### 1. APPROVAL OF AGENDA – COMMISSION

*A motion was made by Vice-Mayor McDowell, seconded by Commissioner Luke, to approve the agenda, moving Commission Communications and Administrative Communications prior to the Time Certain Agenda Items, and to hold Public Comment prior to the 5:00 time certain Agenda Item 7. Public Hearings. The motion carried by the following vote:*

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

**Not Present:** 1 - Commissioner Carusone

## **2. ANNOUNCEMENTS**

There were no announcements.

Ms. Slayton clarified that quasi-judicial items include a public hearing which includes public comment and those making comments relating to the quasi-judicial item must be sworn in according the City Code, whereas others making general comments do not.

## **3. PUBLIC COMMENT:**

There was no public comment.

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

### **A. 19-0431      New Employee Acknowledgment**

Ms. McDade introduced the City's new employees.

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

### **A. 19-0177      City Managers Department, Social Services Division Presentation**

Ms. Carrillo provided a report of the Social Services accomplishments for 2017-2018 and spoke to the vacant suite located in the Family Services Center, the various entities contacted to rent the space, discussion with All Faiths Food Bank regarding becoming a partner site to put a food pantry in the shelter suite; and the Department of Health looking for a temporary shelter for homeless teens.

### **B. 19-0346      Human Resources Director Christine McDade: Annual Presentation to Commission**

Ms. McDade provided an overview regarding the Human Resources Department accomplishments over the past year, and noted donations of DVDs and books are welcome additions to the Department's Employee Development and Training library.

## **7. PUBLIC HEARINGS:**

### **A. CC PLF-18-245      Replat, Dollar Tree, Lots 14 and 25 in the Park of Commerce (QUASI-JUDICIAL)**

Ms. Hale swore in those wishing to provide testimony.

Mayor Hanks, Vice-Mayor McDowell and Commissioners Emrich and Luke reported having no ex parte communications regarding this item.

Eddie McDonald, representing the Developer, and being duly sworn, provided an overview of the petition.

Ms. Galehouse, being duly sworn, provided a review of Staff's report.

The Applicant and Staff had no rebuttal comments and there was no public comment.

Ms. Galehouse confirmed that the north and south properties are under the same ownership.

The Applicant and Staff expressed brief closing arguments, it was reported that there are no aggrieved or adversely affected people, and Mayor Hanks closed the public hearing.

***A motion was made by Vice-Mayor McDowell, seconded by Commissioner Luke, to approve PLF-18-245 for the replat as presented. The motion carried by the following vote:***

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

**Not Present:** 1 - Commissioner Carusone

**F. RES. NO. 2019-R-05** **A Resolution of the City of North Port, Florida, Adopting a Citywide Sponsorship Policy; Incorporating Recitals; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.**

Ms. Wong read Resolution No. 2019-R-05 into the record by title only and Mr. Lear and Ms. Wisner provided an overview of the item.

A correction was noted on page 1 of the City-wide Sponsorship Policy, under Sponsorship Opportunity on the second line: the word "temporary" should be "temporarily".

Ms. Wisner spoke to corrections to the document including # signs indicating placeholders, the phrase the "City's Administrative Regulation Number" to be "City's Resolution No. 2019-R-05", and the last sentence on the application will direct questions to the main Parks & Recreation Department phone number.

There was no public comment.

***A motion was made by Commissioner Luke, seconded by Vice-Mayor McDowell, to approve Resolution No. 2019-R-05, with the three changes. The motion carried by the following vote:***

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

**Not Present:** 1 - Commissioner Carusone

## **9. COMMISSION COMMUNICATIONS:**

Commissioner Luke attended several meetings/classes including the crash demonstration by the Police and Fire Department at the North Port High School, Reading Day at Atwater Elementary School, and a second class for digital defense.

Concern was expressed regarding the City Code's inability to address abandoned vehicles at the same time abandoned homes are addressed.

Mr. Miles spoke to the manner in which the issue being reviewed by Staff.

Commissioner Luke clarified that only questions pertaining to the agenda from the

Commissioners to the City Manager are forwarded to all Commissioners.

Ms. Slayton spoke to the responsibilities and disclosures of the City regarding the eminent domain process.

Commissioner Luke will aid in presenting a film concerning "Choices and Chances" at a high school assembly next September.

***There was a consensus to direct Staff to keep working with the City Attorney's Office to draft legislation regarding abandoned vehicles.***

Vice-Mayor McDowell attended several meetings/classes including the Reading Day at Atwater Elementary School, and a second class for digital defense with the next classes being held on May 6 and 21, 2019; and the National Day of Prayer.

Commissioner Emrich attended Police and Fire Department demonstration to high school students.

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

There were no Administrative or Legal reports.

Recess from 2:03 p.m. -- 4:01 p.m.

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

- A. [19-0152](#) Proclaim National Peace Officers Memorial Day and Police Week 2019

***Mayor Hanks read the Proclamation to proclaim National Peace Officers Memorial Day and Police Week and presented it to Deputy Police Chief Morales and members of the North Port Police Department.***

- D. [19-0287](#) Proclaim May 5 - 11, 2019 as Municipal Clerks Week

City Clerk Wong arrived and Deputy City Clerk Taylor left the meeting at 4:00 p.m.

***Vice-Mayor McDowell read the Proclamation for Municipal Clerks Week and presented it to City Clerk Wong and members of the City Clerk's Department.***

- B. [19-0193](#) Proclaim May 2019 as Memorial Day, Presented to Commander Sam Taylor, and Adjutant Skip Felicita of American Legion Post 254

***Commissioner Luke read the Proclamation for Memorial Day into the record and presented veteran George Murphy.***

- G. [19-0423](#) Proclaim May 19-25, 2019 as National Public Works Week

***Commissioner Emrich read the Proclamation for National Public Works Week into the record and presented it to Public Works Director Bellia and members of the Public Works Department.***

- F. [19-0410](#) Proclaim May 5-11, 2019 as Children's Mental Health Week

*Mayor Hanks read the Proclamation into the record for Children's Mental Health Week and presented it to Dr. Kristie Skoglund, Chief Executive Officer of The Florida Center for Early Childhood.*

- I. [19-0437](#) Proclaim May 19 -25 as Emergency Medical Services Week, Presented to Division Chief Karl Bennett, EMS Training Officer Joshua Clements and Members of North Port Fire Rescue

*Vice-Mayor McDowell read the Proclamation for Emergency Medical Services Week into the record and presented it to Division Chief Bennett, EMS Training Officer Clements and members of the North Port Fire Rescue.*

- L. [19-0444](#) Proclaim May 5 - 11, 2019 as National Small Business Week, Presented to City of North Port Small Businesses

*Commissioner Luke read the Proclamation for National Small Business Week into the record and presented it to members of SCORE (Service Corps Of Retired Executives), the members of the City's Economic Development Division and the North Port Area Chamber of Commerce.*

- H. [19-0424](#) Proclaim May 13-20, 2019 as National Infrastructure Week, Presented to Public Works Director Juliana B. Bellia

*Commissioner Emrich read the Proclamation for National Infrastructure Week into the record and presented it to Public Work Director Bellia and members of the Public Works Department.*

- M. [19-0446](#) Proclaim May 6 - 11, 2019 as Economic Development Week, Presented to City of North Port Economic Development Division and Associated Partners

*Mayor Hanks read the Proclamation for Economic Development Week and presented it to Economic Development Manager Thomas and members of the Economic Development Division.*

- E. [19-0297](#) Proclaim May 2019 as Building Safety Month

*Vice-Mayor McDowell read the Proclamation for Building Safety Month and presented it to Neighborhood Development Services Director Miles and other members of the Neighborhood Development Services Department.*

- N. [19-0447](#) Proclaim May 18 - 24, 2019 as National Safe Boating Week

*Commissioner Luke read the Proclamation for National Safe Boating Week into the record and presented it to members of the North Port Coast Guard Auxiliary Flotilla 9-2, and who announced that on May 18, 2019 the Flotilla will have an Open House at Marina Park and the public is invited.*

- C. [19-0204](#) Proclaim May 2019 as Motorcycle Safety Awareness Month

*Commissioner Emrich read the Proclamation for Motorcycle Safety Awareness Month into the record and presented it to members of the AMVETS Post 312 Riders, and American Legion Riders Post 254.*

- O. [19-0452](#) Proclaim May 5 - 11, 2019 as Hurricane Preparedness Week, Presented to Chief Titus and North Port Fire Rescue Members

*Mayor Hanks read the Proclamation for Hurricane Preparedness Week into the record and presented it to Deputy Fire Chief McCord.*

- J. [19-0438](#) Proclaim May 12 - 18, 2019 as Water Reuse Week, Presented to Water & Wastewater Plant Operations Manager Chad Nosbisch

*Vice-Mayor McDowell read the Proclamation for Water Reuse Week into the record and presented it to Operations Manager Nosbisch.*

- K. [19-0439](#) Proclaim May 5 - 11, 2019 as Drinking Water Week, Presented to Water & Wastewater Plant Operations Manager Chad Nosbisch

*Commissioner Luke read the Proclamation for Drinking Water Week into the record and presented to Operations Manager Nosbisch.*

- Q. [19-0475](#) Certificates of Appreciation - Advisory Board Members

*Commissioner Emrich read the Certificates of Appreciation to Helen Marchese, Samuel Cohen, Richard Lindner for their service on Advisory Board for the City of North Port. Certificates will be mailed to Mr. Cohen and Mr. Lindner.*

- P. [19-0294](#) 2019 Greenest Citizen Award, Presented by City Arborist Ryan Pieper

*Vice-Mayor McDowell read the Greenest Citizen Aware into the record and announced William Kiddy as this year's Greenest Citizen and presented the Award to him. Additional information regarding Mr. Kiddy's contributions were read by City Arborist Murphy.*

- R. [19-0386](#) Presentation of the Certificate of Completion in recognition of completion of the 2019 Institute for Elected Municipal Officials III: The Leadership Challenge to Mayor Hanks, Vice-Mayor McDowell, and Commissioner Carusone.

*City Manager Lear presented Certificates of Completion for Vice-Mayor McDowell, Mayor Hanks and Commissioner Carusone, who attended the Institute of Elected Municipal Officials (IEMO) III Leadership Challenge Course, sponsored by the Florida League of Cities.*

#### **PUBLIC COMMENT:**

Public comment was held 5:11 p.m. -- 5:14 p.m.

Joan Morgan: the new Aquatic Center and saving the old YMCA pool.

#### **7. PUBLIC HEARINGS continued:**

- B. [ORD. NO. 2019-07](#) Amendment to the City of North Port Comprehensive Plan and Future Land Use Map, Amending the Future Land Use of ± 207.5 acres located north of U.S. 41 and west of Sumter Boulevard from 'Recreation Open Space' to 'Activity Center' and adding policies to create the Central Parc Activity Center (AC #9) TIME CERTAIN 5:00 P.M.

Ms. Slayton provided a review regarding the Quasi-judicial procedures that the Commission will follow during this hearing.

Recess 5:15 p.m. -- 5:25 p.m.

All four items will be considered as one quasi-judicial hearing with four separate motions thereafter. There was no objection from the Applicant.

*A motion was made by Commissioner Luke, seconded by Vice-Mayor McDowell, to read Ordinance Nos. 2019-07, 2019-08 and 2019-09 by title only. The motion carried by the following vote:*

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

**Not Present:** 1 - Commissioner Carusone

Ms. Wong read Ordinance Nos. 2019-07, 2019-08, and 2019-09 into the record by title only.

Commissioner Luke had ex parte communications with staff, she drove to the location, received emails from residents regarding the issue, and attended the Planning & Zoning Advisory Board Meeting regarding this topic.

Vice-Mayor McDowell toured the area with Jim Blucher, met with Fred Tower, met with the developer, attended the community meeting, met with Connie Brunni, made site visits to the area, received various emails over the years, received answers from questions posed to the City Manager and the City Clerk, received emails from citizens, and sent emails to citizens advising them of this meeting.

Mayor Hanks had no ex parte communications.

Commissioner Emrich reported watching the community meeting and the Planning & Zoning Advisory Board Meeting.

Ms. Wong swore in all witnesses and public commenters wishing to speak on the items.

Attorney Charlie Bailey and Planner/Engineer Peter Van Buskirk, representing Sabal Trace Development Partners LLC and being duly sworn, presented an overview of the petitions. A PowerPoint included the request of changes, a background of the property, an aerial overlay of the area, traffic analysis, buffers and stormwater system, a bridge across the Cocoplum Waterway, arsenic remediation, neighborhood outreach meetings, compliance to the City's Comprehensive Plan, infill redevelopment, the evolution of the plans to a final version, the detailed buffer plans and stormwater drainage, transportation/connectivity components, the rezone request, the Development Master Plan, permitted uses in mixed use, residential use along with prohibited uses, and housing types.

Planning Division Manager Galehouse, being duly sworn, provided a review of staff's report regarding the petitions including the proposal and project location, the City's Unified Land Development Code (ULDC) requirements have been met, a brief history of the area, the proposed Comprehensive Plan Amendment, future land use, rezone petitions are binding to the property, the proposed ULDC Text Amendment components including charts, waivers stay with the land, the Development Master Plan and a scrivener's error within the document was explained and corrected regarding the permitted use of a gas station, building elevations, the rezone was found to be consistent with the Florida Statutes, the

City's Comprehensive Plan and the ULDC, the fiscal impact on the City, the 15 criteria was explained for the proposed rezone, the existing land use is compatible.

Commissioner Carusone arrived at 6:16 p.m.

Ms. Galehouse noted that all Ordinances were advertised per State and local regulations, Conditions of approval cited along with staff's recommended action, all three Ordinances will be updated regarding the dates in the Whereas clauses and a scrivener's error in Ordinance No. 2019-07; the block refers to two sections of the Comprehensive Plan and should be three sections and the Ordinance does not have to be readvertised.

Mayor Hanks stated there are no aggrieved or adversely affected persons.

Commissioner Carusone reported having ex parte communications with residents and representatives of Sabal Trace and received emails but has had insufficient time to read them.

In rebuttal, Attorney Bailey clarified that the bridge was included in the Traffic Impact Analysis but was not required, and the arsenic remediation is regulated by the Florida Department of Environmental Protection and all information will be shared with the City.

Ms. Galehouse had no rebuttal.

**PUBLIC COMMENT: (all were duly sworn)**

Jim Glass: history of the Sabal Trace Golf Course.

Jim Blucher: the bridge needed, a Traffic Study needed on Sumter Boulevard and Greenwood Avenue, two story buildings in interior of development, not allow low and medium residential in the commercial area, and the emergency exit on Appomattox no longer needed.

Joe Wactowski: the issues of arsenic, potable water, sewage, and traffic congestion.

Jerry Creed: original golf course plan, opposes the mixed use plans, traffic congestion, and bring back the golf course or provide recreational space.

William Schmitt: Appomattox Drive could be the main entrance from Sumter Boulevard, and the Traffic Study was done in June.

Patty Yauck: opposed the rezoning, poor management of the former golf course, and the Traffic Study.

Maryann Barrett: the negative environmental effect, and to do the Traffic Study when Snowbirds are here.

Ray Mominey: the bridge should be paid by developer, the retention ponds were designed based on a golf course, heritage trees, and bigger buffers.

Linda Lagace: traffic congestion, the Traffic Study was done in June, and lower the home requirement to 250.

Commissioner Carusone stated having ex parte communication in emails over the years regarding Sabal Trace.

Ms. Galehouse spoke to previous plans that were approved in 2003 vs. what is currently being proposed.

Mr. Van Buskirk explained that the proposed design will save as many of the heritage trees as possible. The Applicant accepted all staff's conditions for the Development Master Plan, such as the maximum building height.

Ms. Galehouse noted that all scrivener's errors in the proposed Ordinances will be

corrected, all the Code Enforcement pieces were resolved, all liens and other fees associated with this Development have been paid, any substantial changes must be reapproved by the Commission, and the Plan is compliant with all applicable City facilities including the Fire Department.

Mr. Bailey spoke to the arsenic remediation process and timing, and Ben Hilton, from ACT Environmental Services of Florida, and being duly sworn, explained the phased remediation methods to eliminate arsenic, and spoke to the precautions that will be taken to protect residents.

Stormwater Manager Wong spoke to her expertise in the field of environmental protection, City oversight of the work, and suggested it be done during the dry season.

Mr. Van Buskirk spoke to Heron Creek landfill remediation.

Mr. Hilton confirmed that the golf course greens and tees are typically where arsenic is found, and different nano technologies that are used now to fertilize lawns.

Ms. Galehouse spoke to where the emergency/maintenance vehicle road is located in phase 2.

Mr. Van Buskirk spoke to the interviews with residents near the Appomattox Drive access points.

Mr. Traverso, being duly sworn, explained how traffic counts are calculated and adjusted to account for peak seasons.

Mr. Van Buskirk confirmed that the bridge over the Cocoplum Waterway is part of the Developer's plans.

Ms. Galehouse spoke to the potential assisted living facility in the commercial component.

Mr. Van Buskirk spoke to the typical condo-type complex that is envisioned in the 100 dwelling units within the mixed-use component.

Mr. Lear, being duly sworn, read a letter into the record, to Ms. Galehouse from the North Port Fire Department concerning another ambulance at Station 82, and spoke to the contributing factors triggering the need for additional ambulance coverage. The letter was submitted to the City Clerk for the record.

Ms. Slayton clarified that because ex parte communications are highly discouraged in a quasi-judicial hearing, the Letter from the Fire Department, which was part of a written response to one Commissioner, was deemed inappropriate for the City Manager on behalf of the staff, to engage in four additional ex parte communications voluntarily.

Mr. Marietti, being duly sworn, spoke to the emergency road and the recommendation of residential fire sprinklers.

Ms. Slayton spoke to requiring the Developer to place streetlights and sidewalks on Greenwood Avenue.

Mr. Van Buskirk spoke to the existing sidewalks on Appomattox Drive, buffers between residential and commercial areas including why and why not they would be preferred.

Mr. Bailey spoke to medium density uses at 2.98 units per acre and examples of possible neighborhood commercial uses.

Ms. Slayton spoke to basing a decision on competent substantial evidence presented to the Commission in this hearing.

Mr. Bailey spoke the potential use of the 100-units as an additional stipulation from the Commission.

Mr. Slayton clarified that there might be ways to cure concerns without a denial of the petition, the Commission is not required to approve the mixed use development in the Comprehensive Plan, to consider what the City Code allows for other mixed uses, and the parameters for development.

Ms. Galehouse spoke to the specific uses listed for commercial residential and prohibitions as stated in staff conditions, special exception uses as approved by the Commission, and the parking plans.

Mr. Bailey clarified when the second fully-functional access on Appomattox Drive is anticipated to be needed, that the development will be phased beginning from the south, and the bridge will be completed simultaneously with Phase I.

Mr. Van Buskirk spoke to the timing when the mixed use phase will commence, the triggers that require adding turn lanes in the first phase of development, and specifics can be brought back at second reading.

Mr. Traverso confirmed there was no Traffic Signal Warrant Analysis performed at the intersection of Greenwood Avenue and Sumter Boulevard as part of the Traffic Impact Study but a study may be required as a condition six months after Phase I opens, and based on the Traffic Study, a signal light is not warranted at the bridge.

Ms. Galehouse spoke to when the specific requirements in a development's pattern plan is superseded by the City Code, and a special exception requirement for community gardens.

Mayor Hanks stated there were no aggrieved or adversely affected persons.

Staff had no closing arguments.

Mr. Bailey's closing arguments included the timing of turn lanes, the form of the proposed 100 multi-family units, the development being a contributing factor for an additional ambulance, low density housing and low height of buildings, buffers and berms were revisited, and redevelopment of other area golf courses.

Ms. Galehouse clarified that any conditions of approval would be stated in the Development Master Plan not in the Ordinances.

The summary of conditions that will be reviewed for second reading included examining the timing of the turn lanes, reviewing the need for a Signal Warrant Analysis for the intersection of Greenwood Avenue and Sumter Boulevard, and the form of the multi-family within the mixed-use component.

Ms. Galehouse suggested that the appropriate legislation to require a buffer wall between

the commercial and residential areas is in the motion for Ordinance No. 2019-09, and the bridge requirement would be part of the Development Master Plan.

Vice-Mayor McDowell expressed concern regarding the Comprehensive Plan amendment and how it relates to building heights and the 100 dwelling units.

*A motion was made by Commissioner Carusone, seconded by Commissioner Luke, to approve and continue Ordinance No. 2019-07, to second reading on a date to be determined with the amendments as dictated by staff, to be determined following the transmission of the Comprehensive Plan Amendments to the State Department of Economic Opportunity for review. 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

**C. ORD. NO.  
2019-08** Rezone of ± 207.5 acres located in Section 29, Township 30 South, Range 21 East from 'Commercial Recreation' to 'Planned Community Development.' (QUASI-JUDICIAL) TIME CERTAIN 5:00 P.M.

*A motion was made by Commissioner Carusone, seconded by Commissioner Luke, to approve and continue Ordinance No. 2019-08 for second reading to a date to be determined and to carry staff's recommendations to fix the scrivener's errors and title. The motion carried by the following vote:*

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

**D. ORD. NO.  
2019-09** Amendment to the City of North Port Unified Land Development Code to Provide Land Development Regulations for the Central Parc Activity Center (AC #9) (QUASI-JUDICIAL) TIME CERTAIN 5:00 P.M.

*A motion was made by Commissioner Carusone, seconded by Commissioner Luke, to approve and continue Ordinance No. 2019-09 for second reading to include a minimum 8-foot wall in areas of mixed-use commercial. The motion carried by the following vote:*

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

**E. CC  
DMP-18-071** Central Parc at North Port, Development Master Plan for Two Phases of Residential Development and One Phase of Mixed-Use Development (QUASI-JUDICIAL) TIME CERTAIN 5:00 P.M.

*A motion was made by Commissioner Carusone, seconded by Commissioner Luke, to continue the Central Parc at North Port Development Master Plan with the following conditions: those listed by staff; the condition of formulating a decisive plan of the multi-family development within the mixed-use area; the timing of turn lanes; the requirement of the bridge as proposed; and also to include all of the textual amendments as noted by staff, to a time to be determined. 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.

**11. ADJOURNMENT:**

Mayor Hanks adjourned the North Port City Commission Regular Meeting at 9:02 p.m.

City of North Port, Florida

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

Attest: \_\_\_\_\_  
Kathryn Wong, City Clerk

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