



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

**CITY COMMISSIONERS**  
*Barbara Langdon, Mayor*  
*Alice White, Vice Mayor*  
*Pete Emrich, Commissioner*  
*Debbie McDowell, Commissioner*  
*Phil Stokes, Commissioner*

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

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Tuesday, September 5, 2023

9:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Langdon called the meeting to order at 9:00 a.m.

### ROLL CALL

**Present:** 4 - Mayor Barbara Langdon, Vice Mayor Alice White, Commissioner Pete Emrich and Commissioner Philip Stokes  
**Absent:** 1 - Commissioner Debbie McDowell

### ALSO PRESENT:

City Manager Jerome Fletcher, City Attorney Amber Slayton, Assistant City Clerk Adrian Jimenez, Fire Chief Scott Titus, Police Chief Todd Garrison, Recording Secretary Matthew Powell, Assistant City Manager Julie Bellia, Assistant City Manager Jason Yarborough, Development Services Director Alaina Ray, Grants Division Manager Valerie Malingowski, Public Works Director Chuck Speake, Planner II Randy Bowling, and Impact Fee Administrator Kyla Straughan

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kathleen Therrien.

### 1. PUBLIC COMMENT:

There was no public comment.

### 2. GENERAL BUSINESS:

A. [23-1167](#) Discussion Regarding Proposed Projects for 2024 State and Federal Legislative Funding Requests.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding criteria used, selection process, direction requested, preferences, Fire Station 81 renovation funding options, and Federal project review timeline.

There was no public comment.

***There was consensus to select Price Boulevard Widening/Myakkahatchee Creek Bridge, Water and Sewer Service Expansion, Bridge Improvements, and Water Control Structure Improvements as the top four projects to prioritize for State legislative funding consideration.***

**B. [23-1281](#)**

Discussion and Possible Direction Regarding the City of North Port 2024 State and Federal Legislative Priorities.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding exclusion of property insurance within Federal legislative priorities, standard verbiage used, amending affordable housing within State legislative priorities, minimum versus maximum commercial use threshold, preempting commercial property, other municipality actions and legal options relating to the Live Local Act, and potential moratorium usage.

In response to Commission questions, Ms. Slayton spoke to the research process and timeline for legal review relating to the Live Local Act.

Commission questions and discussion continued regarding legal ramifications, commercially zoned property ratio relating to budget requirements, rezoning purpose and intent, and staff input.

In response to Commission questions, Ms. Ray spoke to a draft memorandum relating to supporting a 35 percent commercial development ratio.

Commission questions and discussion continued regarding memorandum timeline, City contribution requirements relating to affordable housing projects, current applications, and development requirements relating to affordable housing.

***There was consensus to direct the City Attorney to review the legality of issuing a moratorium for a six-month period on affordable housing on commercial property in the City of North Port.***

Commission questions and discussion continued regarding direction relating to affordable housing within State legislative priorities and postponing further amendments pending City Attorney legal review relating to the Live Local Act.

***There was consensus to modify the first sentence under affordable housing listed within the 2024 North Port State Legislative Priorities to read: "SUPPORTS all initiatives and incentives to support affordable housing projects that do not preempt commercial land uses."***

There was no public comment.

**C. [23-1283](#)**

Discussion and Possible Direction Regarding the Impact Fee Deferral Program and Targeted Industries Impact Fee Incentive Program

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mr. Bowling and Ms. Straughan provided a presentation including changes, existing and proposed deferral programs, proposed targeted industries incentive program, incentive program standards, affordable housing, administration fee changes, and direction requested.

Commission questions and discussion took place regarding ad valorem tax exemptions relating to the Live Local Act, criteria used to determine square footage, incentive program standards stackable mitigation percentages, affordable housing component exemptions relating to Live Local Act, deferral program impact fee, affordable housing incentives, and incentive program allocated funding.

***There was consensus to direct staff to move forward on the deferral program as presented.***

***There was consensus to direct staff to move forward on the mitigation program as presented.***

Commission questions and discussion continued regarding allocating funding relating to preemption status.

***There was consensus to provide financial incentives as presented for affordable housing not preempting commercial land and to not provide financial incentives for affordable housing projects that are preempting commercial land.***

Commission questions and discussion continued regarding financial incentive percentage.

Ms. Jimenez read the following eComment into the record:

Raymond Jeres: expressed opposition to financial incentives for developers.

Recess was taken from 10:05 a.m. to 10:15 a.m.

**D. [23-1288](#)**

Discussion and Possible Direction Regarding the Draft of the Unified Land Development Code Chapter 4 -- Site Development, Part 1

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes provided a presentation including project updates, Chapter 4 site development, Article II rules of measurement, building height and frontage, Article III buffers and landscaping, minor changes, foundation planting, parking area landscaping, perimeter landscaping, terminal and interior islands, median landscaping, screening abutting residential, buffer types and composition, buffer matrix, Article IV development standards, single and two-family development, activity centers, multi-family, non-residential, mixed-use, Article V fire safety, Article VI lighting, Article VII marine improvements, Article VIII open space, Article IX parking and loading, dimensional standards, and off-street parking standards.

Commission questions and discussion took place regarding applicable development standards and exemptions relating to existing homes and City structures, tree cluster locations and applications, canopy tree substitution ratio and limitations, understory versus canopy tree requirements, solid waste storage, driveway connections, garage

requirements, activity center community amenities, denoting amendments, architectural design standards, parking space size impact on parking area size, urban versus suburban design, providing public information, parking area island landscaping, tree planting locations, open space and retention pond planting requirements, electric vehicle (EV) charging stations, lighting regulations, and direction requested.

There was no public comment.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 11:17 a.m.

City of North Port, Florida

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

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