



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

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

Tuesday, October 24, 2023

6:00 PM

City Commission Chambers

B. [23-1548](#) Discussion and Possible Action Regarding a Temporary Moratorium on Affordable Housing Under the Live Local Act

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding Live Local Act concerns relating to preservation of commercial properties and consequences for taxes, rezoning intent, moratorium impact on Unified Land Development Code (ULDC) rewrite timeline, moratorium versus potential alternative options, intent to increase non-residential tax base, affordable housing tax exemption impact and inability to maintain accountability, notification to public and Commission, Live Local Act impact on City operations and ULDC, pausing ULDC rewrite, moratorium timeline, current versus recommended commercial property percentage, introducing alternate housing types, outsourcing potential, State legislative role relating to Live Local Act stipulations, Live Local Act development applications submitted, maximum commercial property percentage, moratorium applicability to Live Local Act pre-applications, moratorium and ULDC concurrent completion potential and importance, municipality comparison relating to moratorium implementation, Commission contingency fund usage, and July 25, 2023 Commission motion relating to requiring a 35 percent minimum acreage and timeline for completing the nonresidential component for any Live Local Act project.

In response to Commission discussion, Ms. Slayton spoke to the current analysis process regarding the July 25, 2023 Commission motion relating to requiring a 35 percent minimum acreage and timeline for completing the nonresidential component for any Live Local Act project.

In response to Commission discussion, Mr. Fletcher spoke to the timeline estimation process regarding a moratorium implementation to run concurrently with the ULDC rewrite.

Commission questions and discussion continued regarding moratorium implementation and timeline.

In response to Commission discussion, Ms. Slayton spoke to moratorium intent and purpose.

Commission questions and discussion continued regarding staff recommendations and options, outsourcing availability and assistance relating to moratorium implementation, incorporations into ULDC provisions, moratorium applicability to various development applications, current projects dependent on ULDC rewrite, staffing requirements, and other municipality moratorium implementation processes.

There was no public comment.

Mayor Langdon requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to direct the City Manager to move forward with the process of putting a moratorium in place with regard to affordable housing development under the Live Local Act.

Commission and questions discussion continued regarding staff input relating to moratorium and ULDC concurrent completion requirements and outsourcing potential, moratorium implementation requirements relating to ULDC rewrite completion, and staffing requirements.

A motion to amend was made by Commissioner McDowell, seconded by Commissioner Stokes, to add language stating the Moratorium will be in effect for 12 months from adoption. The motion to amend carried on the following vote with Commissioner Emrich and Vice Mayor White dissenting:

Yes: 3 - Mayor Langdon, Commissioner McDowell and Commissioner Stokes

No: 2 - Vice Mayor White and Commissioner Emrich

The main motion as amended carried on the following vote with Vice Mayor White dissenting due to prioritizing completion of the ULDC rewrite with the inclusion of provisions defending against the Live Local Act and Commissioner Emrich dissenting due to upcoming State legislation:

Yes: 3 - Mayor Langdon, Commissioner McDowell and Commissioner Stokes

No: 2 - Vice Mayor White and Commissioner Emrich