



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

Monday, June 5, 2023

9:00 AM

City Commission Chambers

CALL TO ORDER

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

ROLL CALL

Present: 5 - Mayor Barbara Langdon, Vice Mayor Alice White, Commissioner Pete Emrich, Commissioner Debbie McDowell and Commissioner Philip Stokes

Also Present:

City Manager Fletcher, City Attorney Slayton, City Clerk Faust, Police Chief Garrison, Acting Fire Chief Herlihy, Public Works Director Chuck Speake, Planner III Katie Woellner, Development Services Director Alaina Ray

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Manager Jerome Fletcher.

1. PUBLIC COMMENT:

There was no public comment.

2. GENERAL BUSINESS:

Mayor Langdon provided procedure for the General Business items.

[23-0853](#)

Discussion Regarding the Traffic Signal at Price Boulevard and Entrances to North Port High School and Heron Creek Middle School

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mr. Speake spoke to project funding.

Commission questions and discussion took place regarding future infrastructure adjustments for Price Boulevard widening, public education regarding funding, estimated time frame for completion, and maintenance responsibility.

Mayor Langdon passed the gavel to Vice Mayor White.

There was consensus to proceed with the traffic signal on Price Boulevard at the entrance of North Port High School and Heron Creek Middle School.

Vice Mayor White passed the gavel to Mayor Langdon.

There was no public comment.

[23-0890](#)

Discussion Regarding Increasing the Transportation Impact Fee

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding implementation of mobility fees.

Ms. Slayton spoke to impact fee categories and determination of limitations.

Commission questions and discussion continued regarding current percentage, intent to increase to 100%, process for increasing higher than 100%, and mobility fee replacing transportation fee.

There was no public comment.

Mr. Speake spoke to the maximum amount per year and two year phase-in.

Ms. Slayton spoke to analyzing the implementation process.

Commission questions continued regarding possible consensus verbiage.

Consensus was requested to increase the impact fees for transportation following the 2011 study with the Commission's desire to raise it to 25% at one time with the caveat that the City Attorney's Office reviews and brings back what is legally acceptable.

There was consensus to increase the transportation impact fees to 100% of the 2011 study with the caveat that staff work with the City Attorney's Office to review and bring back the legally sound requirements for raising fees.

[23-0904](#)

Discussion and Possible Direction Regarding ULDC Update Chapter 3, Zoning and Draft Zoning Map

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding minimum square footage for dwelling units, tiny-homes, and Residential 1 (R1) and Residential 2 (R2).

Consensus was requested to include a minimum dwelling unit size for residential single-family homes.

Consensus was requested to include a minimum dwelling unit size of 900 square feet for R1, 600 for R2, and 600 for R3.

Consensus was requested to include a minimum dwelling unit size of 900 square feet for R1, 500 for R2, and 500 for R3.

There as consensus to include a minimum dwelling unit size of 900 square feet for Residential 1 (R1), and no minimum dwelling unit size for Residential 2 (R2) and Residential 3 (R3).

Commission questions and discussion continued regarding buffer setbacks for food trucks, North Salford Boulevard property zoning, Toledo Blade and I-75 parcel regarding not-to-exceed residential component, transitional design elements, commercial footprint goal increase, limiting building height bordering residential homes, cluster housing, city water and sewer access, agriculture designation animal limitations, prior consensus regarding gas stations and drive-thru placement, accessory dwelling unit table regarding conditional use for caretakers, and definition of major repair shops and allowance in residential neighborhood areas.

Without objection, Mayor Langdon allowed an additional 5 minutes for questions and comments.

Commission questions and discussion continued regarding Bobcat Trail designation as a Village, missing language in conditional uses, heavy industrial allowance in Mixed-Use 2 (MX2), and definition of refineries.

There was consensus to prohibit mining, fracking, and refining in any activity center or zoning district in the City.

Commission questions and discussion continued regarding self-storage in Activity Center 6.

Consensus was requested to add self-storage as a permitted use in Activity Center 6.

Commission questions and discussion continued regarding major repair shops.

Commission approval to allow an additional time for questions and/or comments was not obtained.

Ms. Faust read the following eComment into the record:

Jasmine Bowman: expressed opposition to rezoning

Sandra Kreiser: expressed opposition to rezoning

3. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:

John Reid: expressed opposition to zoning name change of the Estates

4. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 10:14 a.m.

City of North Port, Florida

By: _____
Barbara Langdon, Mayor

Attest: _____
Heather Faust, City Clerk