



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

CITY COMMISSIONERS

Alice White, Mayor

Phil Stokes, Vice Mayor

Pete Emrich, Commissioner

Barbara Langdon, Commissioner

Debbie McDowell, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager

Amber L. Slayton, City Attorney

Heather Faust, City Clerk

Monday, June 3, 2024

9:00 AM

City Commission Chambers

CALL TO ORDER

Mayor White called the meeting to order at 9:00 a.m. and provided required notifications regarding conducting a hybrid meeting.

Commissioner Emrich stated he will be attending the hybrid meeting via Communications Media Technology (CMT) due to experiencing a medical condition.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to accept the use of CMT for a hybrid meeting. The motion carried on the following vote:

Yes: 4 - Commissioner Emrich, Mayor White, Vice Mayor Stokes and Commissioner Langdon

No: 1 - Commissioner McDowell

ROLL CALL

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

Also Present:

City Manager Fletcher, Assistant City Clerk Powell, Deputy City Attorney Golen, Board Specialist Bodmer, Fire Chief Titus, Police Chief Garrison, Assistant Director of Development Services Barnes, Director of Development Services Ray, Assistant City Manager Bellia, and Fire Marshall Marietti

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Pam Tokarz.

1. PUBLIC COMMENT:

Mr. Powell played the following voice mails into the record:

Debra Plasencia: Expressed opposition to Unified Land Developed Code (ULDC) components.

Jan Olson: Expressed opposition to rezoning.

Mr. Powell read the following eComments into the record:

Casey McGowan: Spoke to zoning errors.

David Iannotti: Spoke to new activity centers and zoning.

Juno Enoch: Expressed opposition of the ULDC.

Robin San Vicente: Expressed opposition of the ULDC.

Sandra Kresier: Expressed opposition to rezoning.

In person public comment:

Josh Smith: Spoke to citizen input.

Linn Leboutiurer: Expressed opposition of the ULDC.

Pam Tokarz: Expressed opposition of the ULDC.

2. GENERAL BUSINESS:

[24-0798](#)

Discussion and Possible Direction Regarding the Draft of the Unified Land Development Code

Mayor White announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes provided presentation regarding zoning designations, current zoning, development review, general provisions, zoning, site development standards, signs, natural resources, application time line, site plan, waivers, developmental approval process, future land use, growth, strategic vision plan, projects, rezones, and master concept plan.

Commission questions and discussion took place regarding previous direction provided, development master plans, incompatible land uses, public notice, public distrust, variance requests, neighborhood meeting requirement, lot setback, land fill, transparency, community meeting, delay closing, administrative process, tree preservation, Commission obligation, mailing distance, public hearing, vacation of easement, Planning and Zoning Advisory Board roles, state law, appeal process, appeal cost, project status, waiver process, backgrounds, and a streamlined process.

Recess was taken from 11:21 a.m. until 11:31 a.m.

Mr. Powell read the following eComments into the record:

Greg Faulkner: Expressed opposition of the ULDC.

Jasmine Bowman: Expressed opposition of the ULDC.

Deborah Borner: Expressed opposition of the ULDC.

Nonprofits: Expressed opposition of the ULDC.

Robin SanVicente: Expressed opposition of the ULDC.

In person public comment:

Josh Smith: Spoke to the importance of citizens input.

Pam Tokarz: Expressed opposition of the ULDC.

Consensus was requested to proceed with ULDC requirement that new projects in 100% conformance with ULDC will be approved administratively.

There was consensus that community meetings be required to be held prior to administrative approval for all new projects excluding 1 and 2-family developments.

Consensus was requested to direct staff to come back with detailed language around administratively approving waivers and variances for 1 and 2 family developments.

Commission questions and discussion continued regarding staff review timeline, administrative approval process, software implementation, and implementation timeline.

There was consensus to direct staff to communicate with Commission via quarterly memorandum on progress regarding the appeals process including but not limited to the number of administrative approvals, the number of appeals, and the details of appeals outcomes upon the effective date of the Unified Land Development Code (ULDC).

Consensus was requested to make the cost of the appeal process be \$500 rather than \$750.

Commission questions and discussion continued regarding fee schedule, site development and infrastructure plan, Zoning Hearing Officer, waivers, neighborhood meeting, and appeal process.

Consensus was requested to have site development and infrastructure plan appeal heard by the Commission not the Zoning Hearing Officer.

Commission questions and discussion continued regarding public notice, and major variances.

Consensus was requested to remove C (buffer) and D (Parking) from minor variance and remove entirely the major variance in Section 2.2.18 and to state those three items must be approved by Commission.

Commission questions and discussion continued regarding neighborhood meeting requirements, types of projects, applicant responsibility of neighborhood meetings, administrative approval timeline, notification radius measurement.

There was consensus for the language to state "applicant shall mail notices within 1350 square foot radius for rezones, special exceptions, and waivers and 1200 square foot for neighborhood meetings."

There was consensus to clarify language regarding notice requirements that adjacent Homeowners Associations must be notified.

Consensus was requested to notify agricultural properties in a 1-mile radius for rezone, special exceptions, and waivers.

Commission questions and discussion continued regarding prior direction provided and vehicle fueling stations.

There was consensus to change the use chart to reflect Special Exception (SE) designation instead of permitted use in the Corridor (COR) designation for Vehicle Fueling Station.

Commission questions and discussion continued regarding mining/borrow pits uses, volume of dirt, and excess borrow pits.

There was consensus to remove "mining" from the standard and activity center use charts.

There was consensus to have staff clarify the language regarding borrow pits.

There was consensus to reemphasize the consensus provided during the December 4, 2023 Commission Workshop meeting to not reduce the buffer when a fence is included.

Commission questions and discussion continued regarding language use, fence regulations relating to property protection, and ULDC rewrite timelines.

There was consensus to have staff include in the ULDC rewrite in the appropriate location the ability for unimproved property to allow a fence of translucent natural materials except for the gate to be unnatural material city-wide.

Recess was taken from 1:31 p.m. to 2:05 p.m.

Commission questions and discussion continued regarding hours of operation, noise ordinance, commercial property, current zoning, and business operations.

There was consensus to prohibit any delivery or operations of any type of activity between the hours of 10pm and 5am in the COR and CT zoning district.

Commission questions and discussion continued regarding medium and high density corridors, language, collector roads, balance, rezoning, single family residential, tax revenue, and property taxes.

There was consensus to remove the half mile and mile and a half reference in the ULDC throughout the document and at 2nd reading of the Comprehensive Plan amendments.

Commission questions and discussion continued regarding Comprehensive Plan detached single family homes zoning, lighting requirements, and fire safety.

There was consensus to direct staff to review the Chamber's letter with their suggestions and respond to Commission with recommendations.

Commission questions and discussion continued regarding limited versus temporary signs, manatee protection regulations, water treatment status, land use, park definition, and Warm Mineral Springs status.

Consensus was requested to have staff update the 2 diagrams.

Commission questions and discussion continued regarding engineering design standards, master plan, horizontal mixed-use, residential uses in corridor districts, horizontal mixed-use alternatives, and use chart review.

Consensus was requested to change the COR designation for both automobiles and boats from permitted to SE.

There was consensus to change Animal Hospitals & Veterinary Offices to permitted in COR.

Consensus was requested to change the COR from SE from industrial heavy to prohibited.

There was consensus to change Light Industrial and Laboratories, Research, Medical, Testing to SE in COR from permitted.

Consensus was requested to change Sexually Oriented Business from SE to X.

3. PUBLIC COMMENT:

Mr. Powell read the following eComments into the record:
Lori Flaherty: Expressed opposition to rezoning.

In person public comment:
Josh Smith: Spoke to citizen input.

4. ADJOURNMENT:

Mayor White adjourned the meeting at 4:33 p.m.

City of North Port, Florida

By: _____
Alice White, Mayor

Attest: _____
Heather Faust, City Clerk