



# 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*

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Monday, December 4, 2023

9:00 AM

City Commission Chambers

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### CALL TO ORDER

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

### ROLL CALL

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

**Absent:** 1 - Commissioner Barbara Langdon

### Also Present:

City Manager Fletcher, Deputy City Attorney Golen, City Clerk Faust, Police Chief Garrison, Fire Chief Titus, Assistant Finance Director Kukharenko, Assistant City Manager Julie Bellia, Planner III Woellner, Public Works Director Speake, Development Services Director Ray, and Development Services Assistant Director Barnes

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor White.

### 1. PUBLIC COMMENT:

Lynn Reese: spoke to zoning in the Shire

### 2. GENERAL BUSINESS:

#### A. [23-1694](#)

Discussion and Possible Direction Regarding a Referendum Question to Amend Section 1.02(b) of the Charter of the City of North Port Related to the City's Authority to Issue General Obligation and Revenue Bonds

Mayor White announced the item.

Mr. Fletcher introduced the item.

Mr. Golen provided a presentation including overview, Charter Section 1.02(b) summary, general obligation bond legislation, authority to issue bonds without referendum, revenue bond legal authority, non-advalorem revenue bonds, comparable jurisdiction bond language in charter and/or code, and possible Charter amendments.

Ms. Kukharenko provided a presentation including staff recommendations, scenarios of projects and options, possible projects, option recap with emphasis on recommended Option 1 for declared local state and federal emergency and public health and safety, Hurricane Ian projects and damage, and current referendum process.  
Mayor White recognized former Commissioner Tom Jones in the audience.

Commission questions took place regarding logic of recommendation for Option 1, water structure project, general obligation bond vs. revenue bond, county cap per project, parameters for public health and safety bond determination, cost for special election, regular maintenance of projects, emergency determination, combination of emergency declarations, potential referendum language, Option 1 clarification, County process for board review and approval, prior bond referendum, determination and qualification of emergency needs, safeguards for super-majority approval, establishing a cap, importance of drafting language for the public, primary vs. general election, process for scheduling a special election, timeline for bond process, establishing limits and/or multipliers, Price Boulevard bond issuance, and public education.

Ms. Faust read the following eComment into the record:  
Jasmine Bowman: expressed opposition to this item

Mr. Fletcher spoke to next steps and recapped Commission input.

Commission questions continued regarding need for consensus.

***There was consensus to direct the City Attorney and City Manager to come back with a proposed Charter amendment based on Option 1 with consideration of some caps for Commission review.***

Discussion took place regarding voting and public health and safety caps.

Recess was taken from 10:32 a.m. until 10:45 a.m.

**B. [23-1693](#)**

Discussion and Possible Direction Regarding the Draft of the Unified Land Development Code Chapter 4 -- Site Development, Part 2

Mayor White announced the item.

Mr. Fletcher introduced the item.

Ms. Woellner provided a presentation to include overview, project updates, Chapter 4 summary and parts, and requested consensus.

Commission questions and discussion took place regarding palms that are 3:1, included palm types, maintenance and safety issues, street trees, purpose of tree to shade, and native trees.

***There was consensus to remove Mulle Palm, Royal Palm Cuba and Royal Palm Florida as street trees.***

***There was consensus to substitute Royal Palm Cuba and Royal Palm Florida to be***

**3:1 ratio.**

Commission questions and discussion took place regarding landscaping for single- and two-family dwellings, comments on documents, applicability to development phases, Planned Development Community requirements, placement, hurricane resistant trees, and front yard placement of trees.

Consensus was requested to establish a minimum tree requirement for residential development.

Commission questions and discussion took place regarding pros and cons of garage requirements, property rights, statute regulations, door requirements, and garage conversions.

Consensus was requested to require a garage for residential development in R-1 and a minimum garage size.

Commission questions and discussion took place regarding reduced buffer referenced areas, concern with reducing 10 to 5, landscape buffer types, and removing the reduction for the D and E buffers.

***There was consensus to not reduce the buffer when a fence is included.***

Commission questions and discussion took place regarding dock setbacks, dock locations, staff recommendation, connectivity, and option to request waiver.

Consensus was requested to require setbacks for docks on multi-family and commercial properties at 15 feet.

Ms. Woellner and Ms. Barnes provided next steps and responded to questions regarding Chapter 5 and 6, timeline for receipt of documents, and Engineering Design Manual.

Ms. Faust read the following eComment into the record:

Jasmine Bowman: spoke to trees

In Person Public Comment:

Carolyn Price: spoke to palms, oxygen generation, and buffer requirements

Recess was taken from 12:27 p.m. until 12:37 p.m.

**C. [23-1699](#)**

Discussion and Possible Direction Regarding Suggested Agenda Items for the 2024 Convocation of Governments Based on the Interlocal Agreement for School Facility Planning.

Mayor White announced the item.

Mr. Fletcher introduced the item to include traffic light at North Port High School and Suncoast Technical College expansion.

Consensus was requested to add school safety to the discussion topic items.

Commission questions and discussion took place regarding traffic light update and school safety concerns.

There was no public comment.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor White adjourned the meeting at 12:41 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Alice White, Mayor

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