

“Smooth transition” discussion points include:

Commission Meeting Agenda 3/5/24 -- Item #6D

	Discussion Item	Notes
1.	Legal opinion if the City is obligated to follow the ULDC Rezoning Code 1-33 vs only state statute 166.041	<p>City follows all ULDC requirements for city projects, examples include: City’s Utility Bldg – DMP approved 9/12/23 included Neighborhood meeting, eight modifications/waivers to ULDC codes, fiscal analysis, environmental studies etc Price Blvd Widening Project -- approved 11/26/19 - three variances to ULDC code for (trees, ROW and multi-modal pathway vs bike lanes & sidewalk)</p> <p>Various city events have various requirements per policy, ULDC and City codes</p> <p>Link to ULDC 1-33 Rezoning and FL SS 166.041 provided in back up materials</p>
2.	<p>State Statute - less than 10 contiguous acres, the commission directs the clerk to notify each property owner, by US mail – ideally certified.</p> <p>Notification to ALL affected property owners by US mail advising of public hearing dates</p>	<p>Link to State statute 166.041 provided in back up materials</p>
3.	<p>Requirement for Comp Plan amendment. When will PZAB and Commission see these changes for review?</p> <p>Will Comp Plan amendment require the 180-day state review between 1st and 2nd reading?</p>	
4.	Legal opinion on how the ULDC rewrite coincides or conflicts with SB 250, specifically but not limited to lines 430 to 455, which was signed into law June 28, 2023.	Link to SB 250 (2023 session) provided in back up materials
5.	Legal opinion on not issuing SFR permits in areas zoned SFR vs Comp Plan conflict near AC 6	Need copy of staff's written opinion

6.	<p>Discussion on where the public hearings be located? Will Chambers and Room #244 be enough space?</p>	<p>North Port High School Performing Arts Center – City is allowed to use the facility at no charge per agreement.</p> <p>Morgan Center</p> <p>North Port Campus of the Suncoast Technical College – city is allowed to use this facility at no charge per agreement</p>
7.	<p>Provide an updated timeline to commission and citizens for ULDC adoption. The last target date I received was April 2024.</p> <p>Public outreach charettes (a requirement of both previous ULDC consultants)?</p> <p>Will commission have the opportunity to:</p> <ul style="list-style-type: none"> review and discuss recommendations from Advisory Boards, Chamber, developers etc discuss how changes, commission consensuses and requests for additional information (which were given throughout the workshops) are incorporated in final draft review the Definitions section of the code review a 2nd draft, in totality, prior to 1st reading 	
8.	<p>Any other topics???</p>	