

From: [Heather Faust](#)
To: [Micheal Bodmer](#)
Cc: [Debbie McDowell](#)
Subject: RE: Commission 3-5-24 Draft Minutes
Date: Monday, March 11, 2024 11:54:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Mike,

Please see below in red.

Thanks.
Heather

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Friday, March 8, 2024 9:57 AM
To: Micheal Bodmer <mbodmer@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: Commission 3-5-24 Draft Minutes

If you have any questions or need clarification, please don't hesitate to ask

Debbie

Rezoning:

Missing: 1:14 (right after public comment) **commission questions ULDC 1-34, limitation to rezone.**

Then the CA weighed in

Good as is. Covered in "In response to Commission questions, Ms. Slayton spoke to Unified Land Development Code (ULDC) language regarding rezone property limitation provision."

Missing: 1:18 – during the first commission discussion include **over development, environmentally sensitive area**, **Good to modify to read "Commission questions and discussion continued regarding over development, environmentally sensitive area, no zoning designated areas, prior annexations...."**

Missing – 1:33 CA reminded the board the matter we are voting on is related to the rezoning of the property and denials must follow the sample sheet provided. **Good as is. Amber stated it however Vice Mayor Stokes had already read his motion verbatim using the suggested motions she referenced.**

Missing – 1:34 – McDowell reasons for dissention included **rezoning property on an environmentally sensitive area for more residential development** **Good to make change.**

ULDC:

[REDACTED]

Missing: 6:25 -- Commissioner McDowell **inquired if the board preferred to continued to the March 7, 2024, or proceed at this meeting** and spoke to the item **Good as is**. Covered by "Covered by Commissioner McDowell requested the item be continued to March 7, 2024, meeting and spoke to the item."

Missing 6:32 – Commission comments **took place regarding discussion at a commission meeting vs a workshop, give direction to CA and CM, review of discussion items, concern regarding staff responsibility versus Commission responsibility, implementation, and adoption process, and following applicable codes and statutes** **Good as is**. Covered by "review of discussion items". We could add "reason for review of discussion items" if Commissioner McDowell would like. The discussion items were not reviewed at this point of the meeting and what was written in the minutes was meaning that discussion took place regarding the review of the discussion items (some did not want to and Commissioner McDowell spoke to why she wanted to).

Correction: 6:52 - **A motion was made by Commissioner McDowell to direct staff the appropriate charter officer to notify by US mail all property owners whose property is proposed to be rezoned including all public..... Good to change.**

From: Micheal Bodmer <mbodmer@northportfl.gov>

Sent: Thursday, March 7, 2024 2:26 PM

To: Alice White <awhite@northportfl.gov>; Barbara Langdon <blangdon@northportfl.gov>; Debbie McDowell <dmcdowell@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>; Matthew Powell <mpowell@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>; Phil Stokes <pstokes@northportfl.gov>; Sue Carneiro <scarneiro@northportfl.gov>

Subject: Commission 3-5-24 Draft Minutes

Good morning Commissioners,

Attached are the draft minutes for the above meeting for your review, please send all recommendations by March 14, 2024. Thank you and have a great day!



Micheal Bodmer

Board Specialist II

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DO NOT REPLY ALL