



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Final City Commission Workshop

### *CITY COMMISSIONERS*

*Debbie McDowell, Mayor*

*Jill Luke, Vice Mayor*

*Christopher Hanks, Commissioner*

*Pete Emrich, Commissioner*

*Vanessa Carusone, Commissioner*

### *APPOINTED OFFICIALS*

*Peter Lear, City Manager*

*Amber L. Slayton, City Attorney*

*Heather Taylor, Interim City Clerk*

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Thursday, January 16, 2020

9:00 AM

City Hall, Room 244

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### Strategic Planning Session

#### CALL TO ORDER

Mayor McDowell called the meeting to order at 9:03 a.m.

#### ROLL CALL

**Present:** 4 - Mayor Debbie McDowell, Vice Mayor Jill Luke, Commissioner Christopher Hanks and Commissioner Pete Emrich

**Absent:** 1 - Commissioner Vanessa Carusone

#### Also Present

City Manager Pete Lear, City Attorney Amber Slayton, Recording Secretary Susan Hale, Police Chief Garrison, and Presenter Christine Nolan.

**The Pledge of Allegiance was led by Ms. Slayton.**

#### 1. PUBLIC COMMENT:

There was no public comment.

#### 2. DISCUSSION:

[20-1694](#)

Strategic Planning

Ms. Nolan focused the discussion on short-view goals.

Mr. Lear spoke to a one-year focus vs. a longer strategic community outlook.

Strategic Thinking and Planning Questions:

Where are we now

Where do we want to go in the future

How do we get there  
How much will it cost  
When do we get there  
Who is responsible for getting us there  
How do we measure performance results

Plans accomplished when Fiscal Year 2021 ends:  
Revamp a study of Activity Centers -- a breakdown of residential and commercial  
Increase "shovel ready" commercial infrastructure -- water/sewer to I 75  
Achieve more balanced budget (commercial -- than residential)  
Activity Center 6 fully Master Planned  
Contracts with businesses for high speed internet (dead internet zones in City and Estates)  
Activity Center 6 fully developed with a Master Plan  
Unified Land Development Code (ULDC) completed  
Initiate plan for Veterans' Park  
Initiate partnership with State for improved commuting on Sumter (U-turns), better routes to traverse the City and partnering with Florida Department of Transportation (FDOT).  
Neighborhood Development Services completely finish permitting process with a flow chart  
Offer Civics 101 for community, informed ambassadors to motivate participation  
Increase/enhance partnership with social services and non-profits, (public/private study), physical location, daycare at Dallas White Park  
Complete Standard Operating Procedures (SOPs) for departments  
Direction determined and plan for police department expansion  
Negotiations for a hospital  
Warm Mineral Springs Phase I of infrastructure completed and Phase II (buildings) underway

Others based on the last discussion regarding vibrancy and quality of life and partnership engagement.

Vision: a vibrant, desirable and sustainable city where people are proud to live, work and play.

Mission: to provide exceptional service to our entire community for the continuous enrichment of life.

Values: accountability, integrity, teamwork and customer service.

Discussion ensued regarding the most recent citizen survey questions indicating an increase in service, staff working environment improved, informing residents concerning the "why" of Commission decisions, and staff culture changing for the better.

Future Thinking 2022 2025

HEALTH AND PUBLIC SAFETY

Hospital operating in City

Expand police and fire department facilities (Station 82 addressed)

Reevaluate the 9 1 1 system (county vs. city -- who operates)

Expansion of fire/police out east.

Expand services and outreach to homeless and mentally ill citizens.

Implement plan for social services -- partnerships and enhancements, (cradle to grave) multiple structures in one campus, multiple campuses throughout the City starting with Dallas White Park area, enhancing partnerships with County and State to further develop

social services (increasing access points).

Top three priorities: 1) Hospital operating in City; 2) Expand police and fire department facilities (Station 82 addressed),

Reevaluate the 9-1-1 system (county vs. city -- who operates)

Expansion of fire/police out east; 3) Expand services and outreach to homeless and mentally ill citizens, Implement plan for social services -- partnerships and enhancements, (cradle to grave) multiple structures in one campus, multiple campuses throughout the City starting with Dallas White Park area, enhancing partnerships with County and State to further develop social services (increasing access points).

#### PARKS AND RECREATION

A national competition at aquatic center

Expand/improve accessibility to greenways/blueways connections and establish a canal walk between Central Park and Dallas White Park

Veterans' Park open and used

Advancement in Warm Mineral Springs Master Plan (infrastructure, renovations, Phase I completed and Phase II entered

Opened recreational facility in City's east end

Myakkahatchee Environmental Park plan and implementation for education center in place

Establish pocket parks all over City (central and east priority)

Mr. Lear spoke to continued strategic planning by the Commission.

Top three priorities: 1) Expand/improve accessibility to greenways/blueways connections and establish a canal walk between Central Park and Dallas White Park; 2) Advancement in Warm Mineral Springs Master Plan (infrastructure, renovations, Phase I completed and Phase II entered; 3) Veterans' Park open and used, 4) Myakkahatchee Environmental Park plan and implementation for education center in place.

Recess was taken from 10:27 a.m. to 10:40 a.m.

#### INFRASTRUCTURE

Establish water and sewer to I-75, to all quadrants on Sumter and Toledo Blade Boulevards

Plan for water/sewer to new interchange

Advance the development of a "Main Street" option in Activity Centers

Construct new bridges (connections) over waterways in strategic locations and Implement mobility fees and move towards advancement of connections of neighborhood (sidewalks) (complete streets)

Completion of Price Boulevard widening from Sumter Boulevard to Toledo Blade Boulevard

Progress in partnerships for expansion of Toledo Blade Boulevard to State Road 72 (as an additional evacuation route

Continue progress for development of new interchange to focus on City roads (Activity Center 6) especially Toledo Blade to Atwater, Price Boulevard (phase work) especially Toledo Blade Boulevard to Orlando Boulevard and Price Boulevard to Atwater Boulevard (as phase work)

Establish a plan to include internet services throughout City—coordinate with other infrastructure projects

Establish water/sewer connections completing looping projects for residential areas

Top three priorities: 1) Establish water and sewer to I-75, to all quadrants on Sumter and Toledo Blade Boulevards; 2) Construct new bridges (connections) over waterways in

strategic locations and Implement mobility fees and move towards advancement of connections of neighborhood (sidewalks) (complete streets); 3) (tie) Establish water and sewer to I 75, to all quadrants on Sumter and Toledo Blade Boulevards (and ) Continue progress for development of new interchange to focus on City roads (Activity Center 6) especially Toledo Blade to Atwater, Price Boulevard (phase work).

#### ECONOMIC DEVELOPMENT AND JOB CREATION

Establishment of businesses in Activity Center 6, the Shire, (building), (stimulate hubs)  
Development of neighborhood commercial areas (progress and implementation)  
Conduct economic development feasibility study and implement findings and recommendations  
Retain existing businesses in area and promote business awareness development in all areas

Discussion ensued pertaining to names and titles of City Activity Centers.

***There was a consensus to start using the names of each Activity Center immediately with the development of a list of names to help with the transition.***

***There was a consensus to direct the City Manager to create an agenda item within six months for a larger discussion on how that promotion looks for Activity Centers.***

***There was a consensus to promote Activity Centers, one a month, location, businesses and surrounding neighborhoods to help educate.***

***There was a consensus schedule a joint meeting the Art Advisory Board to discuss a vision and a plan for art City-wide and putting faces to each of the Activity Centers.***

Identify needs and support the development of quality workforce and strong labor market  
Stimulate diverse economic development opportunities and advocate for commerce parks  
Stimulate a central hub for businesses (draw crowds) City wide

Top priorities: 1) stimulate a central hub for businesses (draw crowds) City wide, 2) Development of neighborhood commercial areas (progress and implementation); 3) Retain existing businesses in area and promote business awareness development in all areas; 4) Identify needs and support the development of quality workforce and strong labor market.

Recess was taken from 12:07 p.m. to 12:42 p.m.

***There was a consensus to direct staff to update the City's website maps with the names of all Activity Centers.***

#### HISTORICAL, CULTURAL AND ENVIRONMENTAL PRESERVATION

Warm Mineral Springs Master Plan implemented  
Acknowledge/recognize historical buildings as City ages (incentivize)  
Develop place and process to secure historical archives for the City  
Completed City historical timeline and display publicly

Mr. Lear spoke to why the groups were digging along the Myakkahatchee Creek banks.

Ms. Bellia clarified City staff's plans to evaluate the Creek's banks and rehabilitate if needed, and will request that the State notify the City when and where people with permits will be digging/sifting the area.

It was suggested to create a "right-of-way use permit" when State archaeological permits are issues for areas along the Creek.

***There was a consensus to direct staff to bring back an agenda discussion item regarding a "right-of-way" use permit the Myakkahatchee Creek.***

Establish City connection to the Legacy Trail and to Warm Mineral Springs  
Increase number of trees planted in public places  
Protection of environmentally sensitive land and resources including Scrub jays  
Preserve Orange Hammock Ranch

Top three priorities: 1) Preserve Orange Hammock Ranch, 2) Develop place and process to secure historical archives for the City, 3) Completed City historical timeline and display publicly

#### AFFORDABILITY, GROWTH AND DEVELOPMENT

Promote a range of housing options including paired villas  
Process of land bank (process completed)  
Develop/maintain fiscal policies that support growth and provide economic stability

Top three priorities: 1) Promote a range of housing options including paired villas; 2) Process of land bank (process completed); 3) Develop/maintain fiscal policies that support growth and provide economic stability

#### NEIGHBORHOOD ENHANCEMENT

Achieve a unique sense of community and place in each activity center  
Progress made to address blight in neighborhoods (older areas, abandoned properties)  
Reinstate/establish "Nice Guys" program  
Display City pride on US41  
Build City welcome signs, monument and civic group signs between Charlotte County and  
North Port on US41 and another on Toledo Blade Boulevard at the Interstate

Top three priorities: All were equally important.

#### EFFICIENT AND EFFECTIVE GOVERNMENT

Complete a streamlined permitting process and stimulate economic development and enhance customer service  
Provide convenient customer focused modern and technologically advanced services  
Complete and update as needed SOPs for departments  
Coordinate and communicate with service providers to enhance account, equity, affordability and impact  
Enhance citizen education and engagement in civic life (recognize value of City services)  
Enhance "user friendly" approach to website  
Three top priorities: All were equally important.

Mr. Lear spoke to employee education and training advancement.

Discussion ensued regarding emails to Commissioners being forwarded to the City Manager with subsequent multiple responses to the recipient, and the issues to be addressed during the Commission retreat.

Three top priorities: All were equally important.

Discussion ensued regarding the role of Ms. Nolan in the City's progress, and unplanned important discussions points that were discovered, and Capital Improvement Projects update during the budget process..

Mr. Lear spoke to a six-month update sent to the Commission from last year's Strategic Planning Session and incorporating these planning sessions into the upcoming budget planning meetings.

Ms. Nolan recommended postponing next week's meeting, obtaining staff's input, scheduling another workshop meeting in February, and presenting a final plan in March.

- Commissioners' Legacy of Service to the City
- Mayor McDowell: a Civics 101 educational guide
- Vice Mayor Luke: to be honest open and act with integrity
- Commissioner Hanks: business development in the community
- Commissioner Emrich: community pride
- City Manager Lear: leave the City in better shape than he found it
- Attorney Slayton: to protect the City's interest and help prepare for the next stage of growth.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor McDowell adjourned the meeting at 2:36 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Debbie McDowell, Mayor

Attest: \_\_\_\_\_  
Heather Taylor, Interim City Clerk

Minutes approved at the Commission Regular Meeting this \_\_\_\_ day of \_\_\_\_\_, 2020.