



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

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

Tuesday, March 26, 2024

6:00 PM

City Commission Chambers

CALL TO ORDER

Mayor White called the meeting to order at 6:00 p.m.

ROLL CALL

Present: 4 - Commissioner Debbie McDowell, Mayor Alice White, Vice Mayor Philip Stokes and Commissioner Barbara Langdon

Absent: 1 - Commissioner Pete Emrich

Also Present:

City Manager Fletcher, City Attorney Slayton, City Clerk Faust, Board Specialist Bodmer, Police Chief Garrison, Deputy Police Chief Morales, Fire Chief Titus, Police Legal Advisor Coughlin, Planning and Zoning Manager Flores, Director of Development Services Ray, Parks, Assistant Director of Development Services Barnes, and Recreation Director Pfundheller, Recreation Manager Mendelson, and Finance Director Williams

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Awaken Church Pastor Larry Grant.

1. APPROVAL OF AGENDA

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to approve the agenda moving Item No. 24-0465 prior to Public Comment. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

3. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [24-0465](#) Sarasota County Commissioner Ron Cutsinger Update to the North Port City Commission.

Mayor White announced the item.

Mr. Fletcher introduced the item.

Commissioner Cutsinger provided a presentation including expanding River Road under budget, Mosquito Control Task Force meeting, and new facility, San Mateo Drive land purchase, park development, Hurricane Ian damage, Housing and Urban Development Department (HUD) grants, affordable housing, and South River Road flooding.

There were no Commission questions or discussion.

There was no public comment.

2. PUBLIC COMMENT:

Ms. Faust read the following eComments into the record:

Jill Luke: Expressed opposition to timing of the new Police Headquarters.

In Person:

Deborah Plasencia: Expressed concern with Activity Center 6 rezoning.

Valdy Olender: Spoke to rights and privileges.

4. ANNOUNCEMENTS

- A. [24-0208](#) Announcement of Current Advisory Board and Committee Vacancies

Mayor White announced the item and called on the City Clerk to read the announcements.

Ms. Faust read the announcements into the record.

5. CONSENT AGENDA:

Mayor White announced the item and queried the City Manager regarding items pulled from the consent agenda for discussion.

There was no public comment.

Mayor White requested a motion.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve the consent agenda with the exception of Item No. 24-0426 being pulled for discussion. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

- A. [24-0351](#) Accept the Cash Receipts Summary Report for January 2024.

This item was approved on the consent agenda.

- B. [24-0373](#) Approve Work Assignment 2024-05 with Stantec Consulting Services Inc., in the Amount of \$168,080.00, for the City of North Port's America's Water Infrastructure Act (AWIA) Updated Risk and Resilience Assessment and Emergency Response Plan Project

This item was approved on the consent agenda.

- C. [24-0424](#) Approve the February 1, 2024 Commission Regular Meeting Minutes

This item was approved on the consent agenda.

- D. [24-0426](#) Approve the Interlocal Agreement Relating to Trespass Authority for County Owned Parks and Facilities Located Within the City of North Port By and Between Sarasota County, Florida and the City of North Port, Florida.

Mayor White announced the item.

Commissioner McDowell spoke to the item.

Ms. Coughlin replied to Commission questions regarding inclusion of additional parcel identification numbers (PID) on the exhibit.

Ms. Slayton spoke to the agreement presented for approval and process for exhibit modification.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve Item No. 24-0426 as presented. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

- E. [24-0427](#) Approve the Interagency Agreement By and Between the Sarasota County Sheriff's Office and the City of North Port, Florida on Behalf of the North Port Police Department for Use of the Knight Trail Park Gun Range at a Reasonable Hourly Rate to the City of North Port.

This item was approved on the consent agenda.

- F. [24-0428](#) Approve the LexisNexis Solutions Supplemental Terms and Conditions for the TraX and VIPER (Virtual Pen Register) Software Subscription in the Annual Amount of \$5,897.25.

This item was approved on the consent agenda.

- G. [24-0431](#) Approve the Memorandum of Understanding Between Miami-Dade County and Partner Law Enforcement Agencies for Sharing License Plate Recognition (LPR) Detection Data and Hotlists on Insight LPR's Platform.

This item was approved on the consent agenda.

- H. [24-0444](#) Approve the OpenGov Software Services Agreement an Order Form for OpenGov Community Feedback for an Annual Fee of \$2,140.
This item was approved on the consent agenda.
- I. [24-0466](#) Approve the Appointment of Patricia Richardson as a Regular Member of the Art Advisory Board, to Serve a Term From March 26, 2024, to March 26, 2027.
This item was approved on the consent agenda.
- J. [24-0467](#) Approve the Appointment of Deanna Broes as an Alternate Member of the Environmental Advisory Board, to Serve a Term From March 26, 2024, to March 26, 2027.
This item was approved on the consent agenda.

6. PRESENTATIONS: TIME LIMIT OF 15 MINUTES - Continued

- A. [24-0435](#) Presentation of Awaken Outreach Center 2023 Annual Report of Activities.
Mayor White announced the item.
Mr. Fletcher introduced the item.
Bill Taaffe, Awaken Church Board of Directors, provided a presentation including non-profit status and incorporation, partner organizations, outreach center programs, drive-thru pantry, 2023 numbers and individuals served, and donated volunteer hours.
Commission questions and discussion took place regarding jurisdiction and how to volunteer.
There was no public comment.

7. PUBLIC HEARINGS:

PETITION:

- A. [CC](#)
[PLF-23-251](#) Consideration of Petition PLF-23-251, Lakespur at Wellen Park Phase 3 Final Plat (QUASI-JUDICIAL)
Mayor White announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.
Ms. Faust read the Petition by title only and swore in those wishing to provide testimony.
Mayor White called for disclosure of ex-parte communications.
Commissioners disclosed having no ex-parte communications.
Ms. Faust stated there were no aggrieved parties.
John Luczynski, Manasota Beach Ranchlands, LLC., being duly sworn, provided a presentation involving location, and request recommendation.

Mr. Flores, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, residential lots, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There was no rebuttal by the Applicant or Staff.

There was no public comment.

There were no Commission questions or discussion.

There were no closing arguments by Staff or the Applicant.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to approve the Lakespur at Wellen Park Phase 3 Final Plat, Petition No. PLF-23-251, and find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

B. [CC](#) Consideration of Petition PLF-23-259, Wellen Park Downtown Phase 2
[PLF-23-259](#) Final Plat (QUASI-JUDICIAL)

Mayor White announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

Ms. Faust read the Petition by title only and swore in those wishing to provide testimony.

Mayor White called for disclosure of ex-parte communications.

Commissioners disclosed having no ex-parte communications.

Ms. Faust stated there were no aggrieved parties.

John Luczynski, Manasota Beach Ranchlands, LLC., being duly sworn, provided a presentation including overview and location.

Ms. Barnes, being duly sworn, provided a presentation including overview, applicant, property owner, request, location, residential lots, aerial view, compliance with Unified Land Development Code (ULDC) and Florida Statutes, and recommendations.

There was no rebuttal by the Applicant or Staff.

There was no public comment.

There were no Commission questions or discussion.

There were no closing arguments by Staff or the Applicant.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner

McDowell, to approve the Wellen Park Downtown Phase 2 Final Plat, Petition No. PFL-23-259, and find that, based on the competent and substantial evidence, the plat is consistent with Florida Statutes Section 177.081, the Unified Land Development Code, and the North Port Comprehensive Plan. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

ORDINANCE - Second Reading

- C. [ORD. NO. 2024-01](#) An Ordinance of The City of North Port, Florida, Adopting Certain Standards of the International Property Maintenance Code Related to the Exterior Maintenance of Residential and Non-Residential Properties, Buildings, and Structures; Amending the Code of The City of North Port, Florida, Chapter 42, Article V, Sections 42-84 Through 42-86; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor White announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding compliance, incomplete housing, deadline, code enforcement, and blue tarps.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to adopt Ordinance No. 2024-01 as presented. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

ORDINANCE - First Reading

- D. [ORD. NO. 2024-06](#) An Ordinance of the City of North Port, Florida, Amending the Code of The City of North Port, Florida, Chapter 4, Article X, Regarding the Historic and Cultural Advisory Board; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor White announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

Ms. Faust read the Ordinance by title only.

Commission questions and discussion took place regarding board members applications, term limits, and ordinance language.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-06 to second reading on April 9, 2024 amending line 63. The motion carried on the follow vote:

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

Absent: 1 - Commissioner Emrich

Recess was taken from 7:09 p.m. until 7:19 p.m.

8. GENERAL BUSINESS:

A. [24-0358](#) Discussion and Possible Action Regarding City Commission Previous Action Relating to the Placement of Artwork Near Walgreen's in Heron Creek and Possible Direction Related to the Associated Recommendation From the Art Advisory Board for Artwork.

Mayor White announced the item.

Ms. Pfundheller spoke to the item including request and location.

Ms. Mendelson spoke to Art Advisory Board input, City Attorney review, local artist, and Hurricane Ian salvage material.

Mr. Halligan spoke to proposed project including search and rescue after Hurricane Ian inspiration for sculpture, material, and base.

Commission questions and discussion took place regarding materials, deposit, dimensions, location, lighting, and visibility.

There was no public comment.

Mayor White requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to direct the City Manager to move forward with the installation of the artwork as presented by Mike Halligan to be located near the Myakkahatchee Creek Greenway Trail along Price Boulevard in an amount not to exceed \$45,000.

Commission questions and discussion continued regarding funding from the Art fund, and partial payment option.

A motion to amend was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to add "with deposit and payments being made as follows: 1/3

initial deposit, 1/3 during the completion and curing process, and 1/3 at final installation." The motion to amend carried on the following vote with Commissioner Langdon dissenting due to the original payment plan being acceptable.

Yes: 3 - Commissioner McDowell, Mayor White and Vice Mayor Stokes

No: 1 - Commissioner Langdon

Absent: 1 - Commissioner Emrich

The main motion as amended carried on the following vote:

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

Absent: 1 - Commissioner Emrich

B. [24-0478](#) Discussion and Possible Action Regarding Approval of the March 5, 2024 Commission Regular Meeting Minutes.

Mayor White announced the item.

Ms. Faust introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner McDowell, to approve the March 5, 2024 meeting minutes as presented with the recommended changes. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

C. [24-0490](#) Discussion and Possible Action Regarding a Potential Referendum for a Charter Amendment Regarding the City's Bonding Authority, a Potential Referendum Authorizing Bonds, and Other Funding Options for the Police Department Headquarters Project.

Mayor White announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding criteria of repayment plan, utilization of Surtax, impact fees, and grants.

Mr. Fletcher spoke to future discussion on April 1, 2024 for the use of Surtax.

Commission questions and discussion continued regarding discussing referendum language, postponing discussion, payment schedule, minimizing debt service, and reviewing alternate options.

Mr. Fletcher spoke to payment schedule and future answers.

Commission questions and discussion continued regarding funding options, staff review, milage rate increase, past milage increases, and postponing item.

Ms. Faust read the following eComment into the record:
Jill Luke: Expressed opposition to Item No. 24-0490.

In Person:

Joe Jozzuolo: Expressed support of police department but opposes tax increases.
Mick Mchale: Expressed support of Item No. 24-0490.
Brenda Farley: Expressed support of Item No. 24-0490.
Karen Arlington: Expressed support of Item No. 24-0490.
Vanessa Carusone: Expressed support of Item No. 24-0490.

Mayor White requested a motion.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to amend the April 1, 2024 meeting from a workshop to a special meeting.

Discussion took place regarding needing more time to gather additional information, April 1, 2024 workshop items, legal implications of changing the meeting, and agenda being posted.

The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to amend the April 1, 2024 agenda to include discussion and possible action regarding funding of the Police Department Headquarters to 100 percent design plan. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to direct the City Manager to work with Staff to meet with bond counsel and other external subject matter experts in order to have discussion with possible action on how to structure the payment of the Police Department Headquarters. The motion carried on the following vote:

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

Absent: 1 - Commissioner Emrich

Mr. Fletcher spoke to bringing back charter amendment discussion at a later date.

Commission questions and discussion continued regarding bond counsel and other external subject matter experts attending a Commission meeting to provide information and respond to questions.

9. PUBLIC COMMENT:

There was no public comment.

10. COMMISSION COMMUNICATIONS:

- A. [24-0255](#) Commissioner McDowell's Communications
Commissioner McDowell reported on important topics and events attended.
- B. [24-0238](#) Commissioner Langdon's Communications
Commissioner Langdon reported on important topics and events attended.
- C. [24-0306](#) Mayor White's Communications
Mayor White's reported on important topics and events attended.
- D. [24-0274](#) Vice Mayor Stokes' Communications
Vice Mayor Stokes reported on important topics and events attended.
- E. [24-0287](#) Commissioner Emrich's Communications
Commissioner Emrich was not present.

11. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [24-0225](#) City Clerk's Monthly Report
Ms. Faust did not provide a report.
- B. [24-0469](#) City Attorney's Monthly Report
Ms. Slayton did not provide a report.
- C. [24-0483](#) City Manager Monthly Report
Mr. Fletcher did not provide a report.

12. ADJOURNMENT:

Mayor White adjourned the meeting at 8:59 p.m.

City of North Port, Florida

By: _____
Alice White, Mayor

Attest: _____
Heather Faust, City Clerk