



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### City Commission Regular Meeting

#### *CITY COMMISSIONERS*

*Barbara Langdon, Mayor*

*Alice White, Vice Mayor*

*Pete Emrich, Commissioner*

*Debbie McDowell, Commissioner*

*Phil Stokes, Commissioner*

#### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*

*Amber L. Slayton, City Attorney*

*Heather Faust, City Clerk*

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Thursday, March 30, 2023

6:00 PM

City Commission Chambers

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### **Added Ordinance No. 2023-05, Removed Item 23-0458, Update on Resolution 2023-R-28 of usage and fund balance**

**PUBLIC COMMENT:** Properly submitted comments will be accepted and included in the official record of the meeting pursuant to City Commission Policy No. 2020-04. Any comment received that does not meet the public comment timing and requirements will be rejected and will not be included in the official record of the meeting. **PLEASE NOTE:** Those wishing to provide public comment on quasi-judicial agenda items must appear before the City Commission to give testimony under oath.

Public comment may be submitted in the following ways:

**In Person Attendance:** Submit a comment card to the City Clerk. Comment cards with completed information may be submitted until the Mayor closes Public Comment for the agenda item. When recognized by the Mayor, the Commenter will approach the podium. Public Comment is limited to three (3) minutes per person.

**Online:** Submit a written eComment using the eComment link at [cityofnorthport.legistar.com/Calendar](http://cityofnorthport.legistar.com/Calendar). The link will be available online at 8:00 a.m. the day before the meeting until one hour prior to the start of the meeting. Your public comment is limited to 2,000 characters. **PLEASE NOTE:** Online public comment cannot be considered as the basis for a quasi-judicial decision and will be read into the record under general public comment.

**Voice Mail Message:** Leave a voice mail message via telephone at 941-429-1032. Voice Mail messages will be accepted the day before the meeting from 8:00 a.m. until one hour prior to the start of the meeting. Please provide information as listed in the City's outgoing message. The message must not exceed two minutes, fifteen seconds. Voice messages will be forwarded to Commission and played into the record. **PLEASE NOTE:** Comments provided via voice mail cannot be considered as the basis for a quasi-judicial decision and will be played into the record under general public comment.

Florida's Sunshine Law requires the Commission to discuss this Agenda only in open session. The Commissioners cannot discuss these items with each other before this meeting is called to order. The Commissioners, individually, can however, discuss any item with concerned citizens and staff in preparation for the meeting.

### **CALL TO ORDER**

### **ROLL CALL**

**PLEDGE OF ALLEGIANCE****1. APPROVAL OF AGENDA****2. PUBLIC COMMENT:**

(The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Commission/District Governing Body on any subject pertaining to City Business whether or not it is on the Agenda, with the exception of Quasi-Judicial Items. The City Commission shall not act, except to direct the City Manager to take action or to schedule the matter for discussion at a later date.)

**3. ANNOUNCEMENTS**

- A. [23-0158](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees

**Attachments:** [Announcements](#)

**4. CONSENT AGENDA:**

(All matters under the Consent Agenda are considered by the City Commission to be routine and will be enacted by one motion. Any City Commission member may, however, remove an item from the Consent Agenda by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.)

- A. [23-0514](#) Approve the Award of Funds From the Special Event Assistance Program to Caribbean American Cultural Connections, Inc. in Support of the Caribbean American Heritage Month (CAHM) Celebration to be Held on June 24, 2023, in an Amount up to, and Not to Exceed, \$1,000 to Cover the Costs of City Fees and Resources.

**Attachments:** [Application for Assistance](#)  
[Fee Overview](#)  
[Community Assistance Account Overview FY2023](#)  
[Resolution 2018-R-17](#)

- B. [23-0520](#) Approve the Lead Contracting Agency Agreement between the St. Johns County Sheriff's Office and the City of North Port, Florida, which Permits the St. Johns County Sheriff's Office to Act as the Agency Lead in Ensuring that the City of North Port, Florida, is Compliant with the FBI Criminal Justice Information Systems Security Policy.

**Attachments:** [Lead Contracting Agency Agreement](#)  
[IRIS Software License and Services Agreement](#)

- C. [23-0532](#) Approve the Award of Funds From the Special Event Assistance Program to Kiwanis Club of North Port in Support of the Kiwanis Women's Safety and Health Expo to be held May 6, 2023, in an Amount up to, and Not to Exceed, \$1,000 to Cover the Costs of City Fees and Resources.

**Attachments:**     [Application for Assistance](#)  
[Fee Overview](#)  
[Community Assistance Account Overview FY2023](#)  
[Resolution 2018-R-17](#)

- D.     [23-0533](#)     Approve the Award of Funds From the Special Event Assistance Program to Kiwanis Club of North Port in Support of the Kiwanis Club Pet Expo to be Held on April 29, in an Amount up to, and Not to Exceed, \$1,000 to Cover the Costs of City Fees and Resources.

**Attachments:**     [Application for Assistance](#)  
[Fee Overview](#)  
[Community Assistance Account Overview FY2023](#)  
[Resolution 2018-R-17](#)

- E.     [23-0534](#)     Approve the Appointment of Ron Dipillio as the Higher Education Representative of the Community Economic Development Advisory Board to a Three-Year Term From March 30, 2023, to March 30, 2026.

**Attachments:**     [Application and Backup](#)

- F.     [23-0551](#)     Approve the Reappointment of Mark Harms as the North Port Resident Appointed by the City Commission on the Municipal Police Officers' Pension Board of Trustees to Serve a Two-Year Term from March 30, 2023, to March 30, 2025.

**Attachments:**     [Application and Backup](#)  
[Police Pension Trustees Membership Requirements](#)  
[Florida Statutes 112.3143\(6\)](#)

- G.     [23-0563](#)     Approve the Agreement Between Florida Gulf Coast University Board of Trustees and City of North Port, Florida, for Training for Constructive Communication for the Commission and Charter Officers and Authorize the Use of Funds From Commission Contingency Account for Said Training.

**Attachments:**     [Agreement](#)  
[Exemptions Form](#)

## **5. PUBLIC HEARINGS:**

### **PETITION:**

- A.     [CC](#)  
[DMA-21-269](#)     Consideration of Petition No. DMA-21-269, Suncoast Technical College Commercial Outparcels, Development Master Plan Amendment (QUASI-JUDICIAL).

- Attachments:**      [Staff Report with Exhibits](#)  
[Development Master Plan](#)  
[March 2, 2023, Planning and Zoning Advisory Board Action Report](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)
- B.**      [CC](#)      Consideration of Petition No. PLF-22-229, Sunstone Village F5 Phase 2,  
[PLF-22-229](#)      Final Plat (QUASI-JUDICIAL).  
**Attachments:**      [Plat, Sunstone Village F5 Phase 2](#)  
[Staff Report with Exhibits](#)  
[West Villages Improvement District Letter of Approval](#)  
[Acceptance of Street Tree and Landscape Easements](#)  
[March 2, 2023, Planning and Zoning Advisory Board Action Report](#)  
[Staff Presentation](#)
- C.**      [CC](#)      Consideration of Petition No. PLF-22-241, Wellen Park Village E Tract 5  
[PLF-22-241](#)      Replat (QUASI-JUDICIAL)  
**Attachments:**      [Plat, Wellen Park Village E, Tract 5 Replat](#)  
[Staff Report with Exhibits](#)  
[West Villages Improvement District Letter of Approval](#)  
[March 16, 2023 PZAB Action Report](#)
- D.**      [CC](#)      Consideration of Petition No. PLF-22-273, Preto Blvd. South Extension,  
[PLF-22-273](#)      Plat (QUASI-JUDICIAL)  
**Attachments:**      [Plat, Preto Blvd South Extension](#)  
[Staff Report with Exhibits](#)  
[West Villages Improvement District Letter of Approval](#)  
[March 16, 2023, Planning and Zoning Advisory Board Action Report](#)
- E.**      [CC](#)      Consideration of Petition No. DMP-22-118, North Port 0010 Development  
[DMP-22-118](#)      Master Plan, PID No. 1118-04-0010, Located at the Southeast Corner of  
Activity Center 5. (QUASI-JUDICIAL).  
**Attachments:**      [Staff Report with Exhibits \(Development Master Plan attached as Exhibit B-1\)](#)  
[DMP-22-118 Staff Presentation](#)  
[March 16, 2023 PZAB Action Report](#)
- F.**      [CC](#)      Consideration of Petition No. DMP-22-084, The Waters at North Port  
[DMP-22-084](#)      Development Master Plan (QUASI-JUDICIAL).  
**Attachments:**      [Staff Report with Exhibits](#)  
[Staff Presentation](#)  
[March 16, 2023 PZAB Action Report](#)

**ORDINANCE - Second Reading:**

- G. [ORD. NO. 2023-05](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 78-24(u), Pertaining to Discontinuance and Abandonment of Water, Wastewater and Reclaimed Water Service; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

**Attachments:** [Ordinance - Second Reading](#)  
[Ordinance - First Reading](#)

- H. [ORD. NO. 2023-08](#) An Ordinance of the City of North Port, Florida, Annexing ±1.1782 Acres of Real Property Located in the Unincorporated Area of Sarasota County, Florida and Contiguous to the Existing City Limits of the City of North Port, Florida; Redefining the Boundary Lines of the City of North Port to Include this Property; Providing for Findings; Providing for Annexation; Amending the Official Zoning Map; Providing for Assessment and Taxation; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (Legislative)

**Attachments:** [Ordinance](#)  
[Staff Report with Exhibits](#)  
[Staff Presentation](#)  
[2-16-23 PZAB Action Report](#)

**RESOLUTION:**

- I. [RES. NO. 2023-R-17](#) A Resolution of the City Commission of the City of North Port, Florida Accepting Ownership of Donated Real Property Located on Bignay Road and Described as Lot 12, Block 2332, 47th Addition to Port Charlotte Subdivision, Sarasota County Property Appraiser Parcel Identification Number 1126233212; Incorporating Recitals; Providing For Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:** [Resolution](#)  
[Property Information Report](#)  
[Map](#)

- J. [RES. NO. 2023-R-28](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2022-2023 for Salary, Benefits, Operating and Capital Costs for Nine New Positions Plus Temporary Staffing in the Building Division in the Amount of \$1,655,400: Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability: and Providing an Effective Date.

**Attachments:**     [Resolution](#)  
                              [CIP Sheet](#)  
                              [NDS Memo](#)

## **6. GENERAL BUSINESS:**

- A.     [23-0453](#)     Discussion and Possible Action Regarding the City Clerk's Annual Evaluation.

**Attachments:**     [Self Evaluation](#)  
                              [Evaluation Summary Form](#)  
                              [City Clerk Contract](#)  
                              [Emrich Evaluation](#)  
                              [Langdon Evaluation](#)  
                              [McDowell Evaluation](#)  
                              [Stokes Evaluation](#)  
                              [White Evaluation](#)

- B.     [23-0594](#)     Discussion and Possible Action to Supplement the Costs for Project Graduation to use the Aquatic Center

**Attachments:**     [Email from Sharon Berhow](#)  
                              [Emails regarding Vehicle Donation](#)  
                              [Project Graduation Facilities Sales Receipt](#)

- C.     [23-0592](#)     Discussion and Possible Action Regarding the Implementation of Warm Mineral Springs Park Soft Reopening Event.

**Attachments:**     [2022-12-08 City Commission Special Meeting Minutes](#)

## **7. PUBLIC COMMENT:**

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## **8. COMMISSION COMMUNICATIONS:**

- A.     [23-0395](#)     Commissioner McDowell's Communications
- B.     [23-0396](#)     Commissioner Stokes' Communications
- C.     [23-0392](#)     Mayor Langdon's Communications
- D.     [23-0393](#)     Vice Mayor White's Communications
- E.     [23-0394](#)     Commissioner Emrich's Communications

**9. ADMINISTRATIVE AND LEGAL REPORTS:**

- A.     [23-0580](#)           City Manager Report
- Attachments:     [City Manager Report March 20203.pdf](#)
- B.     [23-0565](#)           City Attorney's Monthly Report
- Attachments:     [Commission Directives to the City Attorney](#)  
                                  [Matter List \(Redacted\)](#)
- C.     [23-0189](#)           City Clerk Report
- Attachments:     [Closed Status Chart](#)  
                                  [Open Request Chart](#)  
                                  [FY Request Log](#)  
                                  [Commission Update](#)

**10. ADJOURNMENT:**

**NOTICE OF AVAILABILITY OF REPORTS** - The Agenda is a summary of the proposed actions to be taken by the City Commission. For almost every agenda item, the City staff has prepared materials for Commission consideration and provided a staff recommendation. All of these materials are available at the City Clerk's Office, during normal business hours, for inspection and (for a fee) copying. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

**AMERICAN WITH DISABILITIES ACT OF 1990** - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

**NONDISCRIMINATION:** The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status, marital status, sexual orientation, gender identity or expression, or physical characteristic in administration of its programs, activities or services.

No stenographic record by a certified court reporter is made of these recordings. Accordingly, anyone seeking to appeal any of the decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. Copies of the recordings are available (for a fee) at the City Clerk's Office.