



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

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 5, 2024

10:00 AM

City Commission Chambers

Amended to add attachments to Item No. 24-0323 and amend title of RES. NO. 2024-R-10

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. 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. [24-0207](#) Announcement of Current Advisory Board and Committee Vacancies

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. [23-1681](#) Approve First Amendment to Construction Manager at Risk Contract No. 2023-17.003 for Construction Services Contract Phase II with Ajax Building Company, LLC in the Amount of \$1,298,000.28, for Police Department Headquarters Facility Repairs

Attachments: [First Amendment to Contract](#)
[Contract](#)
[Florida Division of Corporations Document](#)

- B. [24-0030](#) Approve the Federally Funded Subaward and Grant Agreement for DR – 4734 – Hurricane Idalia, Agreement Number Z4045 with the Florida Division of Emergency Management (FDEM) for Hurricane Idalia and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

Attachments: [Agreement](#)

- C. [24-0131](#) Approve the Disposition of Surplus Fleet Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida, and Authorize the City Manager to Approve a More Suitable Surplus Asset for Project Graduation if One Becomes Available.

Attachments: [Asset Disposition and Method of Disposal](#)
[Property Disposal Forms](#)
[FY23-FY24 Replacement Score Sheet](#)
[Vehicle Repair History Reports](#)

- D. [24-0200](#) Approve the Award of Funds From the Special Event Assistance Program to North Port Area Chamber of Commerce in Support of the Business & Community Expo to be Held on March 9, 2024, in an Amount Up To, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

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

- E. [24-0343](#) Approve the Application for the Moody's Issuer Rating Between Moody's Investors Service and the City of North Port for a Current Annual Fee of \$3,000.

Attachments: [Application](#)
[Moody's Privacy Policy](#)

- F. [24-0359](#) Approve the February 13, 2024 Commission Regular Meeting Minutes

Attachments: [Minutes](#)

5. PUBLIC HEARINGS:

ORDINANCE - SECOND READING:

- A. [ORD. NO. 2024-05](#) An Ordinance of the City of North Port, Florida, Rezoning ±262.34 Acres Located East of Toledo Blade Boulevard Approximately 1 Mile North of I-75 in Section 6, Township 39 South, Range 22 East of Sarasota County and Further Described in Instrument No. 2023042804 in Official Records of Sarasota County, From No Zoning Designation District (NZD) Classification to Residential Multi-Family District (RMF) Classification; Amending the Official Zoning Map; Providing for Findings; Providing for Filing of Approved Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.
(QUASI-JUDICIAL)

Attachments: [Ordinance - Second Reading](#)
[Revised Staff Report w/ Exhibits](#)
[Ordinance - First Reading](#)
[Survey](#)
[Zoning Map](#)
[Notice of Representation](#)
[Transportation Impact Analysis](#)
[PZAB Action Report 2-1-2024](#)
[Staff Report w/ Exhibits](#)
[Staff Presentation REZ-23-137](#)
[Business Impact Statement ANX-23-129](#)

- B.** [ORD. NO. 2024-02](#) An Ordinance of the City of North Port, Florida, Annexing ± 2.491 Acres of Real Property Located on the Northwest Corner of North River Road and South Tamiami Trail 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 the 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.

Attachments: [Ordinance - Second Reading](#)
[Revised - ANX-23-129 Staff Report](#)
[Property Survey](#)
[SRQ Packet](#)
[Business Impact Statement](#)
[ANX-23-129 Staff Report](#)
[Staff Presentation ANX-23-129](#)
[Ordinance - First Reading](#)
[Revised Ordinance - First Reading](#)

- C.** [ORD. NO. 2024-04](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code to Incorporate the Revised Federal Emergency Management Agency Flood Insurance Study and Flood Insurance Rate Maps and Related Definitions by Amending Sections 17-9 and 17-84; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

RESOLUTIONS:

- D. [RES. NO. 2024-R-10](#) 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 2023-2024 for an Additional 0.5 Full Time Equivalent for Warm Mineral Springs, Road Rehabilitation Project and Parks Maintenance Building in the Amount of \$4,502,551; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Resolution](#)
[CIP sheets](#)
[Legal Request](#)

6. GENERAL BUSINESS:

- A. [24-0335](#) Discussion and Possible Action Regarding Warm Mineral Springs Park Phase I Improvements and Phase II Future Development.

Attachments: [Memo from Negotiation Team Lead](#)
[CM Letter to WMS Development Group](#)
[WMSP P3 Update Memo 2024-02-02](#)
[RFB NO. 2022-22 Bid Opening Tabulation](#)
[Damage Assessment Report 1 - Rostan Solutions](#)
[Damage Assessment Report 2 - Rostan Solutions](#)
[Damage Assessment Report 3 - Rostan Solutions](#)
[Insurance Estimate - Halliwell Engineering Associates](#)
[WMSP Building Complex Report](#)
[2018-04-05 Special Meeting Minutes](#)
[FY2025 CIP, Project WM22MP](#)
[2023-07-10 City Commission Workshop Meeting Minutes](#)
[Presentation](#)
[Kimley-Horn & Associates - Agreement No. 2017-40 Amended](#)
[WMSP 5-YR SUMMARY](#)
[CBRE City of North Port WMS Proposal Analysis 01222024 Final.pdf](#)
[Exhibit A - Jon F. Swift Proposal.pdf](#)
[Exhibit B - Construction Analysis -CBRE Project Management.pdf](#)
[Exhibit C - Appraisal Hetteema Saba MAI Appraisers.pdf](#)
[Exhibit D - Kimley Horn Plans and Specifications.pdf](#)
[Exhibit E - Financial Analysis - CBRE Financial Consulting Group.pdf](#)
[Exhibit F - WMSDG LLC Proposal & Amended Proposal.pdf](#)
[Exhibit G - Lightcast Impact Scenario February 2023.pdf](#)
[Exhibit H - En Site Impact Scenario.pdf](#)
[Exhibit I - WMSDG LLC Correspondence November 30 2023.pdf](#)

- B. [24-0323](#) Discussion and Possible Action Regarding Allowable Residential and Home-Based Business Parking (Requested by Commissioner Langdon).

Attachments: [Parking Example 1](#)
[Parking Example 2](#)
[Florida Statute 559.955](#)

- C. [24-0412](#) Discussion and Possible Action to Amend Commission Policy No. 2021-05 Section II.C - Commission Meeting Schedules, Notices, and Agendas (Requested by Commissioner McDowell)

Attachments: [January 10, 2024 Email from City Clerk](#)
[City Attorney Analysis](#)
[Commission Policy 2021-05](#)

- D. [24-0414](#) Discussion and Possible Action on the Processes and Procedures to Adopt the ULDC Rewrite (Requested by Commissioner McDowell)

Attachments: [ULDC 1-33 Rezoning](#)
[FL SS 166.041](#)
[SB 250 \(2023 session\)](#)
[20240306104255751.pdf](#)

7. PUBLIC COMMENT:

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8. COMMISSION COMMUNICATIONS:

- A. [24-0305](#) Mayor White's Communications
- B. [24-0273](#) Vice Mayor Stokes' Communications
- C. [24-0237](#) Commissioner Langdon's Communications
- Attachments:** [Commission Report.pdf](#)
- D. [24-0254](#) Commissioner McDowell's Communications
- E. [24-0286](#) Commissioner Emrich's Communications

9. ADMINISTRATIVE AND LEGAL REPORTS:

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.