



# 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*

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Tuesday, May 14, 2024

10:00 AM

City Commission Chambers

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**This meeting will utilize Communications Media Technology for hybrid purposes.  
Amended to move Item No. 24-0567 from General Business to Consent Agenda and  
amended to add attachment to Res. No. 2024-R-17.**

**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. [24-0211](#) Announcement of Current Advisory Board and Committee Vacancies

**Attachments:** [Vacancy List](#)

**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. [24-0430](#) Approve the FitRev Preventative Maintenance Agreement for the Maintenance of the Police Department Fitness Equipment in the Amount of \$620.00.

**Attachments:** [FitRev Preventative Maintenance Agreement](#)  
[Florida Division of Corporations - FitRev](#)

- B. [24-0472](#) 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.

**Attachments:** [Asset Disposition and Recommended Method of Disposal](#)  
[Property Disposal Forms](#)  
[FY24-FY25 Replacement Score Sheet](#)  
[Vehicle Repair History Reports](#)

- C. [24-0567](#) Approve the Award of Funds From the Special Event Assistance Program to First Slavic Pentecostal Church in Support of the Family Christian Festival Held on April 20, 2024, in an Amount up to, and Not to Exceed, \$1,000 to Cover the Costs of City Fees and Services.

**Attachments:**     [Application for Assistance](#)  
[Fee Overview](#)  
[Community Assistance Account Overview FY2024](#)  
[Resolution 2018-R-17](#)

- D.     [24-0577](#)     Approve the Third Amendment to the City of North Port, Florida and Sabal Trace Development Partners, LLC. Water and Wastewater System Developer's Agreement

**Attachments:**     [Third Amendment to Standard Developer's Agreement](#)  
[Second Amendment to Standard Developer's Agreement](#)  
[First Amendment to Standard Developer's Agreement](#)  
[Agreement - Recorded Searchable](#)

- E.     [24-0584](#)     Accept the Cash Receipts Summary Report for March 2024.

**Attachments:**     [Cash Receipts Summary - March](#)

- F.     [24-0597](#)     Approve Change Order No. 2 to Work Assignment 2023-06 - Water Study Cost Benefit Analysis Project with Black & Veatch Corporation, for an Additional Amount of \$74,292.00, for a Total Cost of \$156,868.00

**Attachments:**     [Work Assignment 2023-06 CO No. 2 with Scope and Fee Schedule](#)  
[Work Assignment 2023-06 CO No. 1 with Scope and Fee Schedule](#)  
[Work Assignment No. 2023-06 with Scope and Fee Schedule](#)  
[Continuing Contract No. 2020-58-04 with renewal](#)  
[Florida Division of Corporations Documents](#)

- G.     [24-0609](#)     Approve the February 1, 2024 Commission Regular Meeting Minutes, the March 4, 2024 Commission Workshop Meeting Minutes, and the March 26, 2024 Commission Regular Meeting Minutes.

**Attachments:**     [2-1-24 Minutes](#)  
[3-4-24 Minutes](#)  
[3-26-24 Minutes](#)

- H.     [24-0675](#)     Approve and Authorize the City Manager to Execute the Letter of Intent to Purchase an Additional 2 Million Gallons per Day of Water Supply from Peace River Manasota Regional Water Supply Authority

**Attachments:**     [Letter of Intent](#)  
[2023-2043 Revised Annual Water Demand Projections - Draft](#)  
[2023-2043 Annual Water Demand Projections](#)  
[2022-2042 Commission approved Water Demand Projection](#)  
[PRMRWSA Master Water Supply Contract](#)  
[Amendment 1 to PRMRWSA Master Water Supply Contract](#)  
[Amendment 2 to PRMRWSA Master Water Supply Contract](#)

- I. [24-0685](#) Approve the April 9, 2024 Commission Regular Meeting Minutes, the April 17, 2024 Commission Special Meeting Minutes, and the April 22, 2024 Commission Workshop Meeting Minutes

**Attachments:** [4-9-24 Minutes](#)  
[4-17-24 Minutes](#)  
[4-22-24 Minutes](#)

## **5. PUBLIC HEARINGS:**

### **PETITIONS:**

- A. [CC](#)  
[PLF-23-080](#) Consideration of Petition PLF-23-080, Fellowship Replat for a Portion of Lot 1, South Biscayne Commons. (QUASI-JUDICIAL)

**Attachments:** [Staff Report with Exhibits](#)  
[Plat PLF-23-080](#)  
[Staff Presentation](#)  
[PZAB Action Report](#)  
[Notice of Representation](#)

- B. [CC](#)  
[PLF-23-214](#) Consideration of Petition PLF-23-214, Heron Creek Place, Phase 2, Replat (QUASI-JUDICIAL)

**Attachments:** [Staff Report with Exhibits](#)  
[PLF-23-214 Plat](#)  
[Staff Presentation](#)  
[PZAB Action Report](#)

### **ORDINANCE - FIRST READING:**

- A. [ORD. NO.](#)  
[2024-09](#) An Ordinance of the City of North Port, Florida, Amending the City of North Port Comprehensive Plan, Volume I; Repealing Chapter 1, Planning Framework; Amending Chapter 2, Future Land Use Element; Repealing and Replacing the Future Land Use Map; Amending Chapter 3, Transportation Element; Amending Chapter 4, Utilities Element; Amending Chapter 5, Conservation Element; Amending Chapter 6, Recreation and Open Space Element; Amending Chapter 7, Intergovernmental Coordination Element; Amending Chapter 9, Public School Facilities Element; Amending Chapter 10, Capital Improvement Element; Amending Chapter 11, Economic Development Element; Providing for Findings; Providing for Adoption; Providing for Transmittal of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

### **RESOLUTION:**

- A. [RES. NO. 2024-R-17](#) 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 Design of a Police Headquarters; Public Art Projects; Emergency Operations Center; Capital Contribution to West Villages Improvement District; Morgan Center Reroof and Two Tire Balancers in the Amount of \$20,359,097; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:** [Resolution No. 2024-R-17](#)  
[Fund Balance Reports](#)  
[CIP Sheet PD21PE](#)  
[Presentation](#)

## **6. GENERAL BUSINESS:**

- A. [24-0515](#) Review of Advisory Board Recommendations and Possible Action Regarding:
1. Art Advisory Board - Request for approval to Proceed With the Peace Pole Project.
  2. Art Advisory Board - Request for approval to Host a Ribbon Cutting Event to Commemorate the Harvey Artwork Installed on the First Floor of City Hall.
  2. Parks and Recreation Advisory Board - Recommendation to Pursue Adding Two Properties on Porto Bello Avenue to Sarasota County Property Acquisition List.

**Attachments:** [Art Advisory Board Memorandum - Peace Pole Project](#)  
[Art Advisory Board Minutes - Peace Pole Project](#)  
[Peace Pole Project](#)  
[Art Advisory Board Memorandum - Ribbon Cutting](#)  
[Art Advisory Board Minutes - Ribbon Cutting](#)  
[Parks and Recreation Advisory Board Memorandum](#)  
[Parks & Recreation Board Minutes](#)

- B. [24-0596](#) Discussion and Possible Action Regarding a Possible Transfer in the Amount of \$4,000 From Commission Contingency to the Community Assistance/Special Event Assistance Program to Support Fee Assistance Requests Through Fiscal Year 2024.

**Attachments:** [Request for Budget Transfer Form](#)  
[Community Assistance Account Overview FY2024](#)  
[Resolution 2018-R-17](#)

- C. [24-0610](#) Discussion and Possible Action Regarding Approval of the April 1, 2024, Commission Special Meeting Minutes.

**Attachments:**     [Draft Minutes](#)  
[Amended Draft Minutes](#)  
[Correspondence](#)

- D.     [24-0611](#)     Discussion and Possible Action Regarding Approval of the February 27, 2024, Commission Regular Meeting Minutes.

**Attachments:**     [Draft Minutes](#)  
[Amended Draft Minutes](#)  
[Correspondence](#)

- E.     [24-0746](#)     Discussion and Possible Action Regarding Hosting a Joint Meeting With Sarasota County Commission, Representative Buchanan, and Senator Gruters to Discuss Warm Mineral Springs and to Fund Refreshments From the Commission Contingency or Warm Mineral Springs Fund (Requested by Commissioner McDowell).

**Attachments:**     [Minutes](#)

## **7. PUBLIC COMMENT:**

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## **8. COMMISSION COMMUNICATIONS:**

- A.     [24-0290](#)     Commissioner Emrich's Communications
- B.     [24-0241](#)     Commissioner Langdon's Communications
- C.     [24-0258](#)     Commissioner McDowell's Communications
- D.     [24-0688](#)     Vice Mayor Stokes' Communications
- E.     [24-0309](#)     Mayor White's Communications

**Attachments:**     [CHNEP Policy Committee Report](#)  
[Map Everglades to Gulf](#)  
[Everglades to Gulf FAQ](#)

## **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.