



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, January 9, 2024

10:00 AM

City Commission Chambers

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. [24-0050](#) Current Vacancies for Advisory Boards and Committees

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. [23-0684](#) Award Request for Proposals (RFP) No. 2023-32 for Professional Services for City Fees, Rates, Methodologies and Assessments Through Agreement No. 2023-32.001 with Govrates, Inc.; Agreement No. 2023-32.002 with Stearns, Conrad and Schmidt, Consulting Engineers, Inc.; Agreement No. 2023-32.003 with Stantec Consulting Services Inc.; and Agreement No. 2023-32.004 with Willdan Financial Services, Inc. and Authorizing the City Manager or Designee to Approve Work Assignments and Future Renewals as Needed, Consistent With the Approved Budget For Said Contracts.

Attachments: [Agreement 2023-32.001 - Govrates, Inc](#)
[Agreement 2023-32.002 - Stearns, Conrad and Schmidt, Consulting Engineers,](#)
[Agreement 2023-32.003 - Stantec Consulting Services, Inc.](#)
[Agreement 2023-32.004 - Willdan Financial Services, Inc.](#)
[2023-32 Notice to Award](#)
[City Manager Recommendation to Negotiate Memorandum with Ranking](#)
[Proposal from Govrates, Inc](#)
[Proposal from Sterns, Conrad and Schmidt, Consulting Engineers, Inc.](#)
[Proposal from Stantec Consulting Services Inc.](#)
[Proposal from Willdan Financial Services, Inc.](#)
[Request for Proposals No. 2023-32 with Addenda](#)
[Florida Division of Corporations Documents Govrates, Inc.](#)
[Florida Division of Corporations Documents Stearns, Conrad and Schmidt, Consi](#)
[Florida Division of Corporations Documents Stantec Consulting Service Inc.](#)
[Florida Division of Corporations Documents Willdan Financial Services, Inc.](#)

- B.** [23-1105](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Purchase Order With Ajax Building Company for Temporary Fencing at Warm Mineral Springs Park Under Purchase Order No. 049621 in an Amount Not to Exceed \$24,196.00.
- Attachments:** [Emergency Procurement Request](#)
 [Florida Division of Corporations Document](#)
- C.** [23-1107](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Purchase Order With Williams Scotsman, Inc. for Temporary Buildings at Warm Mineral Springs Park Under Purchase Order No. 049821 in an Amount Not to Exceed \$115,000.
- Attachments:** [Emergency Procurement Request](#)
 [Florida Division of Corporations Document](#)
- D.** [23-1552](#) Approve Contract No. 2023-34 With Jay's Fencing, LLC, on an As-Needed Basis; Authorizing the City Manager or Designee to Approve Subsequent Work Assignments up to \$100,000 As-Needed, Consistent With Approved Budget and Future Renewals; and Approve Work Assignments 1 and 2 for the Combined Total of \$198,287.00.
- Attachments:** [Contract](#)
 [Work Assignment No. 1 with Scope & Fee Schedule](#)
 [Work Assignment No. 2 with Scope & Fee Schedule](#)
 [Notice of Intent to Award](#)
 [Award Recommendation Memo](#)
 [Bid Tabulation](#)
 [RFB Submittal by Jay's Fencing, LLC](#)
 [RFB No. 2023-34 and Addendum](#)
 [Florida Division of Corporations Document](#)
- E.** [23-1676](#) Award Request for Bid (RFB) No. 2024-08 for the Purchase of Calcium Chloride for the City's Water Treatment Plant to Tetra Technologies, Inc. for an Estimated Annual Amount of \$130,500.00 and Authorize the City Manager to Approve Renewals in Accordance with the Terms and Conditions in the Solicitation.
- Attachments:** [Notice of Intent to Award](#)
 [Award Recommendation Memo](#)
 [Bid Tabulation](#)
 [Tetra Technologies, Inc. Submittal](#)
 [RFB No. 2024-08 and Addendum](#)
 [Florida Divisions of Corporations Document](#)
- F.** [23-1696](#) Approve the Acceptance of the Community Grant From the Walmart Foundation in the Amount of \$3,500 to be Used for Shop With a Cop and Home for the Holidays Programs.

Attachments: [Grant Application](#)

- G. [23-1701](#) Approve Work Assignment No. 2024-07 with Black and Veatch Corporation to Complete the North Port Water Supply Evaluation for the Amount of \$349,480.00.

Attachments: [Work Assignment with Scope and Fee Schedule](#)
[Continuing Contract No. 2020-58-04](#)
[Florida Division of Corporations Document](#)

- H. [24-0001](#) Approve the Interagency User 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 Criminal Justice Information Exchange and Use for Windows in Government Systems (WinGS).

Attachments: [Interagency User Agreement](#)
[Interagency User Agreement \(WINGS\) 2021](#)
[Florida Statute §23.1225 Mutual Aid Agreements](#)

- I. [24-0002](#) Approve the Interagency User 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 Criminal Justice Information Exchange and Use of Florida Crime Information Center and National Crime Information Center (FCIC/NCIC) During a System Failure or Center Evacuation.

Attachments: [Interagency User Agreement](#)
[Interagency User Agreement \(NCIC/FCIC\) 2023](#)
[Florida Statute §23.1225 Mutual Aid Agreements](#)

- J. [24-0003](#) Approve the Memorandum of Understanding 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 Investigations into Employee Criminal Activity, Use of Deadly Force, and In-Custody Deaths.

Attachments: [Memorandum of Understanding](#)
[Memorandum of Understanding 2021](#)

- K. [24-0004](#) Approve the Memorandum of Understanding 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 the Appointment of Deputy Sheriffs.

Attachments: [Memorandum of Understanding](#)
[Memorandum of Understanding 2021](#)
[Florida Statute §30.07 Deputy Sheriffs](#)
[Florida Statute §30.072 Definitions](#)

- L. [24-0005](#) Approve the November 28, 2023 Commission Regular Meeting Minutes,

the December 4, 2023 Commission Workshop Meeting Minutes, and the December 12, 2023 Commission Regular Meeting Minutes.

Attachments: [11-28-23 Minutes](#)
[12-4-23 Minutes](#)
[12-12-23 Minutes](#)

- M. [24-0032](#) Approve Memorandum of Understanding Between the City of North Port and the Southwest Florida Police Benevolent Association, Inc., (PBA).

Attachments: [Memorandum of Understanding](#)
[Signed Copy of Appendix A](#)

5. PUBLIC HEARINGS:

PETITION:

- A. [CC](#)
[PLF-23-167](#) Consideration of Petition No. PLF-23-167, Central Parc at North Port Phase 1 Plat (QUASI-JUDICIAL)
- Attachments:** [Staff Report with Exhibits](#)
[Plat PLF-23-167](#)
[Staff Presentation](#)
[PZAB Action Report 12-21-23](#)
[Ex Parte](#)
- B. [CC](#)
[DMP-23-081](#) Consideration of Petition No. DMP-23-081, Fellowship Replat (Tommy's Carwash US-41) Development Master Plan (QUASI-JUDICIAL)
- Attachments:** [Staff Report with Exhibits](#)
[Proposed Development Master Plan Set](#)
[Legal Ad](#)
[PZAB Action Report 12-7-23](#)
[Applicant Presentation](#)
[Staff Presentation](#)
[Ex Parte Communications](#)
- C. [CC](#)
[DMP-23-055](#) Consideration of Petition No. DMP-23-055, Solana RV Resort Development Master Plan (QUASI-JUDICIAL)

Attachments: [Staff Report](#)
[Proposed Development Master Plan Set](#)
[Legal Ad](#)
[PZAB Action Report 12-7-23](#)
[Ex Parte Communications](#)
[Applicant Presentation](#)
[Staff Presentation](#)
[Additional Ex Parte Communications](#)

- D. [CC](#) Consideration of Petition No. DMP-22-256, Talon Bay Self Storage
[DMP-23-256](#) Development Master Plan (QUASI-JUDICIAL)

Attachments: [Staff Report with Exhibits](#)
[Proposed Development Master Plan Set](#)
[Legal Ad](#)
[PZAB Action Report 12-7-23](#)
[Staff Presentation](#)
[Ex-Parte Communications](#)

ORDINANCE - First Reading:

- E. **ORD. NO.** An Ordinance of The City of North Port, Florida, Amending the Future
2023-31 Land Use Designation from Low Density Residential to Medium Density Residential for a ±18.63 Acre Area Generally Located North of Hillsborough Boulevard and West of Toledo Blade Boulevard; Amending the City of North Port Comprehensive Plan Chapter 2, Future Land Use Map 2-7; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments: Revised Ordinance with Exhibits - First Reading
Revised Staff Report with Exhibits
Revised Staff Presentation
Ordinance 2023-31
Staff Report with Exhibits
Staff Presentation
Notice of Representation
PZAB Action Report 12/7/23
Applicant Presentation
Ordinance No. 2023-31 Second Reading.pdf

- F. **ORD. NO.** An Ordinance of The City of North Port, Florida, Rezoning ± 18.63 Acres
2023-32 Located in Section 36, Township 39S, Range 21E of Sarasota County and Further Described as Tract "B" Fifty-First Addition to Port Charlotte Subdivision and in Instrument No. 2008066012 in the Official Records of

Sarasota County, from Residential Single-Family District (RSF) Classification to Residential Multi-Family District (RMF) Classification; Amending the Official Zoning Map; Providing for Findings; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.(QUASI-JUDICIAL)

Attachments:

Revised Ordinance with Exhibits - First Reading
 Revised Staff Report
 Revised Staff Presentation
 Staff Report with Exhibits
 Staff Presentation
 Ordinance with Exhibits
 Notice of Representation
 PZAB Action Report 12/7/23
 Ex-Parte - First Reading
 Applicant Presentation
 Ordinance No. 2023-32 Second Reading
 Ex Parte through January 9, 2024

RESOLUTION:

- G.** [RES. NO.](#) A Resolution of The City Commission of The City of North Port, Florida, Vacating a Portion of the Rear Maintenance Easement for Lot 8, Block 1134, 25th Addition to Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments:

[Resolution with Exhibits](#)
[Staff Report with Exhibits](#)
[PZAB Action Report 12-21-23](#)

- H.** [RES. NO.](#) A Resolution of The City Commission of The City of North Port, Florida, Vacating a Portion of the Rear Maintenance Easement for Lot 32, Block 814, 19th Addition to Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments:

[Resolution with Exhibits](#)
[Staff Report with Exhibits](#)
[PZAB Action Report 12-21-23](#)

- I.** [RES. NO.](#) A Resolution of the City Commission of the City of North Port, Florida, Vacating Progress Court and All Internal Utility and Drainage Easements for the Entire Plat, as Identified in Plat Book 44, Page 16, the Panacea Commercial Park Phase 1 Subdivision, Less and Except the 10-Foot Utility Easement Along Plantation Boulevard; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for

Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments: [Resolution](#)
[Staff Report](#)
[Property Survey](#)
[Staff Presentation](#)

- J. [RES. NO. 2023-R-83](#) A Resolution of the City Commission of the City of North Port, Florida, Accepting and Approving an Easement Agreement Granting an Easement Located on a Portion of City-Owned Property Running from Kramer Boulevard to Sumter Boulevard Along City Center Boulevard; Providing for Incorporation of Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Resolution](#)
[Resolution 09-R-05](#)
[Map](#)
[Florida Department of Corporations Document](#)

- K. [RES. NO. 2024-R-01](#) A Resolution of the City Commission of the City of North Port, Florida, Authorizing the City Commission to Participate in a Joint Meeting with the Sarasota County Commission to Receive, Discuss, and Act upon Matters of Mutual Interest; Incorporating Recitals; Providing for Severability; and Providing an Effective Date.

Attachments: [Resolution](#)

- L. [RES. NO. 2024-R-05](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2023-2024 for Rental of Air Conditioning Units, Generators and Fuel for use at the Morgan Family Community Center in the Amount of \$165,000; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Resolution](#)
[General Fund Fund Balance Report](#)

6. 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.)

7. COMMISSION COMMUNICATIONS:

- A. [24-0059](#) Commissioner Langdon's Communications
- B. [24-0057](#) Commissioner McDowell's Communications

Attachments: [Commission Comments](#)

- C. [24-0055](#) Commissioner Emrich's Communications
- D. [24-0053](#) Vice Mayor Stokes' Communications
- E. [24-0051](#) Mayor White's Communications

8. ADMINISTRATIVE AND LEGAL REPORTS:

9. 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.