



City of North Port

ORDINANCE NO. 2021-23

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING CHAPTER 58, ARTICLE III OF THE CODE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO THE DEFERRAL, WAIVER, AND REDUCTION OF IMPACT FEES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

1 **WHEREAS**, the City of North Port desires to attract new businesses and encourage business development
2 and expansion to improve the tax base, relieve the tax burden borne by residents, and diversify the
3 economy; and

4
5 **WHEREAS**, the City of North Port desires to implement a program to incentivize new and expanding
6 businesses that employ North Port residents; and

7
8 **WHEREAS**, the City Commission finds that these amendments serve the public health, safety, and welfare
9 of the citizens of the City of North Port, Florida.

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11 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

12
13 **SECTION 1 – FINDINGS**

14
15 1.01 The recitals outlined above are ratified and approved as true and correct, and incorporated by
16 reference as findings of fact.

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18 **SECTION 2 – ADOPTION**

19
20 2.01 Chapter 58 of the Code of the City of North Port, Florida is hereby amended as follows:

21
22 **“Chapter 58 – PLANNING AND DEVELOPMENT**

23 ...

24 **ARTICLE III. – IMPACT FEES**

25 ...

26 **Sec. 58-102. – Definitions.**

27
28 *[To be inserted in alphabetical order]*

29 ...

30 Business. Any sole proprietorship, corporation, partnership, association, organization,
31 agency, or other entity that operates a commercial or industrial enterprise of any kind.

32 ...

33 Existing business. A business that is already operating an existing commercial or industrial
34 enterprise within the city for a period of at least 12 months.

35 ...

36 Full-time employee. A person employed by a business for at least 40 hours per week. This
37 term shall not include persons who act as or serve as independent contractors to the business
38 or persons who have an ownership interest in the business unless they are also employed by
39 the business.

40
41 Full-time equivalent employees. Two or more employees of a business, neither of whom
42 is employed by the business for at least 40 hours per week, but whose combined weekly work
43 hours for the business total at least 40 hours per week. For example, two part-time employees
44 of a business, each of whom work 20 hours per week for the business, would constitute one
45 full-time equivalent employee for the business. This term does not include persons who act
46 as or serve as independent contractors to the business or persons who have an ownership
47 interest in the business unless they are also employed by the business.

48 ...

49 New business. A business that has newly located or is newly locating its commercial or
50 industrial enterprise within the city. A business shall be considered a new business for a period
51 of not more than 12 months from the date of its location in the city or not more than 12
52 months from the date of imposition of the impact fee for which relief is sought, whichever is
53 less. Once the lesser of the aforesaid time periods has expired, the business will be considered
54 an existing business.

55 ...

56 Permanent residence. That place where a person has his or her true, fixed, and permanent
57 home and principal establishment to which, whenever absent, he or she has the intention of
58 returning. A person may have only one permanent residence at a time. Once a permanent
59 residence is established outside the corporate limits of the city, it is presumed to continue
60 until the person shows that a change has occurred.

61 ...

62 Retail sales. Sale or rental with incidental service of commonly used goods and/or services
63 directly to the consumer, where goods are available for immediate purchase and removal
64 from the premises by the purchaser.

65 ...

66
67 **Sec. 58-103. – Applicability; fee determination; impact fee accounts; and use of fees.**

68 ...

69 ~~(d) The city commission may waive or reduce city impact fees only if the impact-generating~~
70 ~~development serves a valid public purpose and the petition is submitted within 30 days~~
71 ~~of payment of the impact fee.~~

72
73 ~~(e) The city commission may defer city impact fees only if the impact-generating~~
74 ~~development serves a valid public purpose and the petition meets all parameters set forth~~
75 ~~in this subsection.~~

- ~~(1) Eligible development. Any new commercial project with a building permit valuation of at least \$1,000,000.00 is eligible to submit a petition for deferral.~~
- ~~(2) Timing of petition. A petition for deferral of impact fees must be submitted prior to the due date for payment. If the city commission has not made a determination on the petition prior to issuance of a certificate of occupancy, certificate of completion, or temporary certificate of occupancy, then the total impact fees due must be timely paid and a request for a refund may be submitted if the deferral is granted.~~
- ~~(3) Agreement and payment schedule. All impact fee deferrals require an agreement setting forth the terms and conditions of the deferral. The agreement must establish a schedule for payment no later than three years after the issuance of the first certificate of occupancy (temporary or otherwise).~~
- ~~(4) Lien. For any deferral granted, the city shall execute a notice of nonpayment setting forth the legal description of the property and the amount of the impact fee liability, including interest, penalties, costs, and fees for collection. Costs include but are not limited to recording fees for a lien and a release of lien. The city shall serve this notice on the owner by certified mail and file it in the official county records, placing a lien against the property. Upon payment in full of all amounts owed, the city shall promptly record a notice of payment in the official county records, thereby releasing the lien.~~

[Remaining subsections to be renumbered]

..."

2.02 Section 58-110 of the Code of the City of North Port, Florida, is hereby created as follows:

“Sec. 58-110. – Impact fee deferral.

(a) Impact fees eligible for deferral.

- (1) Fire/rescue and law enforcement impact fees are not eligible for deferral.
- (2) Only the unpaid portion of the impact fee shall be subject to deferral. The deferral of an impact fee shall not in any way result in a refund of previously paid impact fees or previously paid impact fee installment payments.

(b) Eligibility criteria.

- (1) To petition for deferral of an impact fee obligation, a new or existing business must fall within one of the following categories.
 - a. Category 1. To meet the criteria for this category, a business must:
 - 1. Establish ten or more new jobs to employ ten or more full-time employees (or a number of full-time equivalent employees so as to constitute ten or more full-time employees) in the city;

123 2. Manufacture, process, compound, fabricate, or produce tangible personal
124 property items for sale. These operations must take place at a single fixed
125 industrial or manufacturing plant or facility located or colocated, if an existing
126 business, in the city; and

127
128 3. Receive less than 25 percent of its revenue from retail sales.

129
130 b. Category 2. To meet the criteria for this category, a business must:

131
132 1. Establish 25 or more new jobs to employ 25 or more full-time employees (or
133 a number of full-time equivalent employees so as to constitute 25 or more
134 full-time employees) in the city;

135
136 2. Deliver, perform, offer, or engage in mechanical, personal, professional, or
137 trade services. These operations must take place at a single fixed industrial,
138 commercial, or professional facility located or colocated, if an existing
139 business, in the city; and

140
141 3. Receive less than 25 percent of its revenue from retail sales.

142
143 c. Category 3. To meet the criteria for this category, a business must:

144
145 1. Establish 50 or more new jobs to employ 50 or more full-time employees (or
146 a number of full-time equivalent employees so as to constitute 50 or more
147 full-time employees) in the city; and

148
149 2. Operate at a single fixed commercial facility located or colocated, if an
150 existing business, in the city; and that comprises a commercial facility.

151
152 (2) Initial eligibility.

153
154 a. Petition. To receive an impact fee deferral, a business must petition for the impact
155 fee deferral on a city form and receive approval of the deferral prior to the due
156 date for payment.

157
158 b. Calculation of full-time employees. The number of full-time employees shall be
159 calculated by combining the number of jobs, if any, the business has located in
160 North Port on the date the impact fee would have been due if not deferred, with
161 the number of new jobs the business is pledging to employ within a 12 month
162 period following the approval of the impact fee deferral.

163
164 c. Tax exempt business. Any business that is exempt under applicable Florida law
165 from paying ad valorem property taxes is ineligible for impact fee deferral(s),
166 regardless of whether the business otherwise meets the eligibility criteria.

167
168 (3) Maintaining eligibility status. In order to maintain its eligibility status, a business that
169 has received an impact fee deferral must continue to maintain at least the minimum

170 number of full-time employees or full-time equivalent employees in the new jobs or
171 similar jobs continuously throughout the impact fee deferral period.

172
173 a. Employee verification records. Any new or expanding business that is granted an
174 impact fee deferral shall maintain records verifying the number of employees that
175 the business employs and the employees' permanent residence. Those records
176 shall be maintained at the business location until all deferred impact fees have
177 been paid in full. The records shall include, but not be limited to, the following:

178
179 1. Employee's name and permanent residence address; and

180
181 2. Employee's signed and witnessed statement on a form approved by the city
182 verifying whether the employee's permanent residence is located in the city
183 limits of the City of North Port.

184
185 b. Determination of employee permanent residence. Based upon the employer
186 records, the city manager or designee will determine whether an employee of a
187 new or expanding business is a permanent resident.

188
189 c. Annual reporting. A business that has received an impact fee deferral must submit
190 annual reports during the term of the agreement to the department responsible
191 for Economic Development.

192
193 1. Contents. The annual report must include a summary of the employees
194 employed, and the employees who are permanent residents; the business
195 must attest to the maintenance of the qualifying number of full-time
196 employees or full-time equivalent employees, and the required employee
197 verification records.

198
199 2. Timing. The submission date for employee annual reports and employee
200 verification records of permanent residence will be thirty days following
201 December 31, and for each successive year thereafter.

202
203 d. Availability and inspection of employee and other records. In order to ensure
204 compliance, the employee records of any new or expanding business that has
205 applied for and/or been granted an impact fee deferral shall be made available
206 to the department responsible for Economic Development and other city
207 representatives for inspection at the business' location in the city, upon
208 reasonable request and without court order. The city may enforce the provisions
209 of this section by all legal remedies. In addition, any business that has applied for
210 and/or been granted an impact fee deferral shall provide other records and/or
211 documentation as may be necessary for the city to determine either the initial or
212 continuing eligibility of the business for an impact fee deferral.
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e. Termination and reduction of deferral period.

- 1. Right to terminate. If the number of the business' full-time or full-time equivalent employees fall below the minimum necessary for initial eligibility, the city commission has the right to terminate the impact fee deferral for the business and to declare all deferred and unpaid impact fees to be immediately due and payable.
- 2. Factors for termination. In making its determination as to whether to terminate the impact fee deferral status for businesses whose employees fall below the minimum necessary for initial eligibility, the city commission shall take into consideration: the size of the decrease in jobs since the initial eligibility period, whether the jobs have been eliminated or are merely vacant, the length of time the jobs have been vacant, any attempts the business made to fill the jobs, and any other factors the city commission may deem relevant to its decision.
- 3. Right to reduce deferral period. For businesses granted a longer deferral period because of the number of city residents employed, the city commission has the right to reduce the length of the deferral period if the number of employees who are city residents falls below the minimum necessary for the longer deferral period. In making its determination as to whether to reduce the deferral period, the city commission shall, in addition to the factors in subsection 2 above, take into consideration the size of the decrease in the percentage of city residents employed by the business and the reason for the decrease.

(c) Calculation of impact fee deferrals. The impact fee deferral period approved for an eligible business shall be determined by both the total number of employees the business has and the number of employees who are permanent residents of the city as well as other factors as follows:

(1) Basic impact fee deferral. The city manager or designee is hereby authorized to approve and administer the basic impact fee deferrals consistent with this subsection, except as otherwise designated for city commission approval in the following tables.

<u>Category 1</u>	<u>Applied Deferral</u>	<u>75-89 Percent of Employees Are Permanent Residents</u>	<u>90-100 Percent of Employees Are Permanent Residents</u>
<u>10-24 Full-time Employees</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
<u>25-49 Full-time Employees</u>	<u>2 Year</u>	<u>3 Year</u>	<u>4 Year</u>

<u>50-99 Full-time Employees</u>	<u>3 Year</u>	<u>4 Year</u>	<u>5 Year</u>
<u>100-199 Full-time Employees</u>	<u>4 Year</u>	<u>5 Year</u>	<u>6 Year</u>
<u>200+ Full-time Employees</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>

Category 2			
<u>25-49 Full-time Employees</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
<u>50-99 Full-time Employees</u>	<u>2 Year</u>	<u>3 Year</u>	<u>4 Year</u>
<u>100-199 Full-time Employees</u>	<u>3 Year</u>	<u>4 Year</u>	<u>5 Year</u>
<u>200+ Full-time Employees</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>

Category 3			
<u>50-99 Full-time Employees</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>
<u>100-199 Full-time Employees</u>	<u>2 Year</u>	<u>3 Year</u>	<u>4 Year</u>
<u>200+ Full-time Employees</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>	<u>Commission Approval (Not to Exceed 10 Years)</u>

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(2) Supplementary impact fee deferral. In addition to the basic impact fee deferral period, businesses that are eligible for impact fee deferrals may also be granted an additional or "supplementary" impact fee deferral period. To receive a supplementary impact fee deferral, a business must petition for the supplementary impact fee deferral on a city form prior to the due date for payment.

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a. Supplementary criteria. In determining whether to grant a supplementary impact fee deferral period, the city commission shall consider the following criteria and award points on a scale of one to five for each:

1. Added value. Factors that may be considered include, but are not limited to, the nature of the business, the physical location of the business in terms of community redevelopment, and the need for a particular type of business in the community;
2. Stability of business type. Factors that may be considered include, but are not limited to, whether the industry in which the business is engaged has a constant or cyclic rate of production and whether the business or industry has frequent periods of inactivity that tend to result in layoffs or reductions in force;
3. Type of new jobs and pay scale. The higher the income or salary for the business' new jobs, the higher the new or expanded business would rate in this area. For example, a business creating new jobs with a pay scale/income that is 115 percent higher than the median income in Sarasota County would rate higher in this area than a business creating new jobs with a pay scale/income lower than the median income in Sarasota County;
4. New supplementary or support jobs. This factor addresses the anticipated need of the new or expanded business for local products or for local services and the resulting anticipated number of jobs in the new or expanded business market on the regional job base;
5. Financial stability of the business. Factors that may be considered include, but are not limited to, the business' financial condition at the time of submitting the petition for supplementary deferral, the business's economic history, its asset/debt ratio, and the fiscal management structure established for the business; and
6. Anticipated contribution to tax base. The greater the anticipated contribution to the city's ad valorem tax base, the higher the business would rate in this area.

b. Supplementary point scale. For each criterion in subsection a above, the city commission shall award points on a scale of one to five, with one being the lowest and five being the highest, so that 30 is the highest total supplementary points that may be awarded to a business.

c. Calculation of supplementary deferral period. The length of the supplementary deferral period will be awarded based upon the total supplementary points awarded by the city commission, as follows:

1. Zero to ten supplementary points: no supplementary deferral period granted;

304
305 2. Eleven to 20 supplementary points: supplementary deferral period of six
306 months granted; and

307
308 3. Twenty to 30 supplementary points: supplementary deferral period of 12
309 months granted.

310
311 d. Length of supplementary deferral period. Any supplementary deferral period
312 granted shall be in addition to the basic impact fee deferral period granted under
313 subsection (a) above. However, in no event shall the total impact fee deferral
314 period granted exceed ten years (including both the basic deferral period and the
315 supplementary deferral period, if any).

316
317 (d) Payment of deferred impact fee.

318
319 (1) Due date. Unless an extended payment deferral period is approved, any impact fee
320 deferred shall be paid to the city no later than seven days after the expiration of the
321 deferral period. The amount of the impact fee shall be the same as though the impact
322 fee had not been deferred but instead paid when originally due.

323
324 (2) Prepayment. If a business pays a deferred impact fee prior to the due date in
325 subsection (1) above, no penalty shall be assessed for the early payment.

326
327 (3) Interest and administrative fees. In addition to the impact fee, the business will be
328 charged interest at the rate of 0.5 percent over the prevailing prime rate compounded
329 annually from the commencement of each deferral period to the date of any payment
330 or prepayment together with any administrative costs authorized by the city.

331
332 (e) Extended payment deferral period.

333
334 (1) Petition. Any business that has been granted an impact fee deferral and that desires
335 to pay the deferred impact fee over an extended period of time rather than paying a
336 single lump-sum at the expiration of the deferral period must petition for an extended
337 payment deferral period. The petition must be made in writing on a city form and
338 must be filed with the city no later than 180 calendar days prior to the expiration of
339 the deferral period.

340
341 (2) Term. If the city commission approves the petition for an extended payment deferral
342 period, the business shall be allowed an additional period during which to repay a
343 previously deferred impact fee. The extended payment deferral period may equal,
344 but not exceed the length of the impact fee deferral period. However, in no event
345 shall the combination of the extended payment deferral period, the supplementary
346 deferral period and the deferral period exceed ten years from the date when the
347 deferred impact fee was originally due.

348
349 (3) Payment terms. Any business granted an extended deferral period of time in which
350 to pay a previously deferred impact fee shall pay the impact fee over the life of the

351 extended payment deferral period, together with interest at the rate of 0.5 percent
 352 over the prevailing prime rate compounded annually from the commencement of the
 353 extended deferral period to the date of any payment or prepayment together with
 354 any administrative costs authorized by the city.

355
 356 (f) Agreement.

357
 358 (1) All impact fee deferrals, supplementary deferrals, and extended payment deferral
 359 periods require an agreement setting forth the terms and conditions of the deferral
 360 and the voluntary special assessment in the amount of the deferred payment.

361
 362 (2) The property owner and any holder of an encumbrance must execute the agreement
 363 and agree that the voluntary special assessment lien established pursuant to
 364 subsection (g) below has priority over all other liens except county and municipal
 365 taxes and assessments. Otherwise, the petition for deferral, supplementary deferral,
 366 or extended payment deferral period will not be eligible for approval.

367
 368 (g) Voluntary Special Assessment Lien.

369
 370 (1) Any time the term "interest" is used in this subsection (g), it means interest at the
 371 rate of 0.5 percent over the prevailing prime rate compounded annually from the
 372 commencement of the deferral period to the date of any payment or prepayment
 373 together with any administrative costs authorized by the city.

374
 375 (2) All granted deferrals, supplemental deferrals, and extended payment deferral periods
 376 for impact fees shall constitute a lien upon the property for which the impact fee(s)
 377 are due. The lien shall extend from the date when the impact fee(s) would originally
 378 have been due if not deferred, until the date the impact fee(s) are paid in full.

379
 380 (3) For any deferral, supplemental deferral, or extended payment deferral period
 381 granted, the city shall levy a voluntary special assessment lien setting forth the owner,
 382 legal description, address, and parcel identification number of the property and the
 383 amount of the impact fee liability, including interest, and costs. Costs include but are
 384 not limited to recording fees for a lien and a release of lien. The city shall serve this
 385 assessment on the owner by certified mail and file it in the official county records,
 386 placing a lien against the property. Upon payment in full of all amounts owed, the city
 387 shall promptly record the satisfaction in the official county records, thereby releasing
 388 the lien.

389
 390 (4) Any impact fee not paid when due shall be collectible with interest, reasonable costs,
 391 expenses and attorney's fees incurred by the city and its agents, in collecting the
 392 delinquent impact fees or as a result of the delinquent payments including interest
 393 and costs paid for any monies borrowed by the city as a result of the delinquency in
 394 payment.

395
 396 (5) The city has the right to foreclose and collect all delinquent impact fee payments in
 397 the manner provided by law for the collection and foreclosure of a mortgage. If the

398 owner of any property subject to a lien pursuant to this section is delinquent in the
 399 payment of any impact fee payment for the period of 30 days, the city may declare
 400 the entire unpaid balance of the impact fee to be in default and cause the delinquent
 401 property to be foreclosed in the same method now or hereafter provided by law. All
 402 interest, costs, expenses, and attorney's fees related to any foreclosure action as
 403 described herein shall be borne by the delinquent property owner(s).

404
 405 (6) It shall be the duty of the city and its agents, if any, to enforce the prompt collection
 406 of impact fee payments by the means provided herein, and that duty may be enforced
 407 at the suit of any holder of bonds issued under any ordinance pledging the impact
 408 fees in a court of competent jurisdiction by mandamus or other appropriate
 409 proceedings or action.

410
 411 (7) The city may initiate or join in any action for the collection of impact fee payments
 412 against any or all property subject to lien(s) in accordance with the provisions of this
 413 section. All delinquent property owners whose property is foreclosed shall pay fees,
 414 costs, and expenses incurred by the city and its agents, including reasonable
 415 attorney's fees, in the collection of the delinquent impact fees and any other costs
 416 incurred by the city as a result of the delinquent payments including costs paid for
 417 borrowing additional funds necessitated by the delinquency, and the same shall be
 418 collectible as a part of or in addition to, the costs of the action.

419
 420 (8) At the sale pursuant to foreclosure or other action for collection, the city may be the
 421 purchaser to the same extent as any person or entity. Property so acquired by the city
 422 may be sold or otherwise disposed of, the proceeds of the disposition to be placed in
 423 the trust funds for the applicable impact fee(s), and thereafter expended from the
 424 fund as directed by the city commission.

425
 426 (9) Any informality or irregularity in the proceedings in connection with the levy of the
 427 voluntary special assessment lien for unpaid impact fees under the provisions of this
 428 section shall not affect the validity of the lien after confirmation, and any lien for the
 429 impact fee as finally approved and affirmed shall be competent and sufficient
 430 evidence that the lien was duly levied, that the lien was duly approved, and that all
 431 other proceedings adequate to the lien were duly had, taken, and performed as
 432 required by this section.

433
 434 (10) No deviation from the directions hereunder shall be held material unless it be clearly
 435 shown that the party objecting was materially injured thereby. Notwithstanding the
 436 provisions of this section, any party objecting to the voluntary special assessment lien
 437 imposed pursuant to this article must file an objection with a court of competent
 438 jurisdiction within 20 days from the date the lien is recorded in the public records of
 439 Sarasota County.

440
 441 (h) Appeals. After the city manager or designee issues a written determination whether to
 442 grant the petition for a basic impact fee deferral, an applicant may appeal the
 443 determination to the city commission. The applicant must file a notice of appeal with the

444 city clerk within ten days following the date of the determination of the eligibility of the
445 deferral.”

446
447 2.03 Section 58-111 of the Code of the City of North Port, Florida, is hereby created as follows:
448

449 **“Sec. 58-111. – Impact fee waiver or reduction.**

450
451 (a) The city commission may waive or reduce city impact fees only if the impact-generating
452 development serves a valid public purpose and the petition is submitted not less than 30
453 days prior to the date the impact fees are due.

454
455 (b) Unless otherwise prohibited by this article, the city commission may waive or reduce
456 impact fees based on community assets offered by the business that are specifically
457 designed to enhance the livability of the community. The amount of the waiver or
458 reduction will be decided solely by the city commission and based on the value of the
459 assets offered. The community assets may include, but are not limited to the following:

460
461 (1) Education and training programs wholly subsidized by the business;

462
463 (2) Facilities for childcare programs;

464
465 (3) Technological contributions; and

466
467 (4) Donations for the community’s benefit.”
468

469 **SECTION 3 – CONFLICTS**

470
471 3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in
472 whole or in part, the provisions of this ordinance shall prevail to the extent of the conflict.
473

474 **SECTION 4 – SEVERABILITY**

475
476 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phase, or
477 provision of this ordinance is for any reason invalid or unconstitutional, that provision will be
478 deemed a separate, distinct, and independent provision and will not affect the validity of the
479 remaining portions of the ordinance.
480

481 **SECTION 5 – CODIFICATION**

482
483 5.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any
484 additional codification information and notations appear in *italics*. These editorial notations shall
485 not appear in the codified text.
486

487 **SECTION 6 – EFFECTIVE DATE**

488
489 6.01 This ordinance takes effect immediately upon adoption.
490

491 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on _____, 2021.

492 ADOPTED by the City Commission of the City of North Port, on the second and final reading in public session on _____, 2021.

CITY OF NORTH PORT, FLORIDA

GISELE "JILL" E. LUKE
MAYOR

ATTEST

HEATHER TAYLOR, CMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY