



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda City Commission Regular Meeting

CITY COMMISSIONERS

Jill Luke, Mayor

Pete Emrich, Vice Mayor

Barbara Langdon, Commissioner

Debbie McDowell, Commissioner

APPOINTED OFFICIALS

Jason Yarborough, Interim City Manager

Amber L. Slayton, City Attorney

Heather Taylor, City Clerk

Tuesday, December 8, 2020

10:00 AM

City Commission Chambers

MEETING PROCEDURE: Online public comment may be submitted using the virtual Public Comment Form, located on the City Commission webpage at CityofNorthPort.com. The form will be available online at 8:00 a.m. the day before the meeting until one hour prior to the meeting start. Voicemail messages may be submitted via telephone at 941-429-1032 from 8:00 a.m. the day before the meeting until one hour prior to the meeting start. Online and voicemail comments are pursuant to Policy No. 2020-04. In person comment may be submitted by submitting a "Request to Speak" card to the City Clerk. The public may comment during the course of the meeting: (1) Speakers may comment under Public Comment at the beginning and ending of each meeting on any issue that is related to City Business whether or not the item is scheduled on the Agenda, with the exception of Quasi-Judicial Items; (2) Speakers may comment on all scheduled Agenda Items and Quasi-Judicial items at the time the item is being discussed. Please indicate on the Speaker Card by writing Public Comment if you wish to speak under that portion of the meeting or specify the individual agenda item you wish to speak to. Please wait until you are recognized by the presiding Officer, state your name so that your comments may be properly recorded and limit your remarks to a period of three (3) minutes or less. The City Commission will act on an Agenda Item after comments from the Staff, Petitioner and Public have been heard.

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. [20-2981](#) Current Vacancies and Upcoming Expiration Dates for 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. [20-2759](#) Approve the Sole Source Platform Activation Agreement Between the City of North Port and Guardian Alliance Technologies, Inc., a Free Electronic Pre-Screening Program with On Demand Charges as Utilized.

Attachments: [Platform Activation Agreement with Guardian Alliance Technologies Inc](#)
[Sole Source Letter'Guardian Alliance Technologies](#)
[City of North Port Procurement Request Form Sole'Single Source'Standardizati](#)

- B. [20-2786](#) Approve the Amended Tenant Lease Agreement with Jewish Family and Children Service of the Suncoast, Inc. for Suite B110 and B111 at the Family Service Center.

Attachments: [JFCS B110 Current Executed Lease Agreement](#)
[JFCS B111 Current Executed Lease Agreement](#)
[JFCS Amended Lease Agreement - Units B-110 and B-111](#)

- C. [20-2809](#) Approve the Utilization of the Florida Sheriff Association's Contract FSA20-VEL28.0 to Purchase One (1) 2021 Ford F-250 Pickup Truck and One (1) 2021 Ford Explorer for the Utilities Department from Duval Ford, LLC in the estimated amount of \$67,686.

Attachments: [Exemptions Form](#)
[Duval Ford, LLC Quote - F-250 Contract Prices with Options Highlighted](#)
[Duval Ford, LLC Quote - Explorer Contract Prices with Options Highlighted](#)
[Florida Sheriffs Contract FSA20-VEH18.0](#)
[Vehicle Overview](#)
[Purchase Comparison](#)
[2021 Equipment & FLeet Vehicle Replacement Score Sheet](#)
[Vehicle Repair History Report](#)
[Florida State Division of Corporations Document](#)

- D. [20-2870](#) Approve the Utilization of the GSA Contract Nos. GS-07F-0031W and GS-07F-0231N to Purchase Two (2) Message Boards and Three (3) Light Towers for the North Port Police Department from Millenium Products, Inc. in the Estimated Amount of \$56,975

Attachments: [Exemptions Form](#)
[Millenium Products Inc. Quote](#)
[GSA Contract GS-07F-0031W with Price List](#)
[GSA Contract GS-07F-0231N with Price List](#)
[CESF Program Certificate of Subaward](#)
[Equipment Overview](#)
[Florida State Division of Corporations Document](#)

- E. [20-2813](#) Approve the Utilization of the Florida Sheriff Association's Contract FSA20-VEL28.0 with Garber Chrysler-Dodge Truck, Inc. and the City of Cape Coral Contract CON-PW18-10MM with Lightning Wireless Solutions, Inc. for the Purchase of Two (2) 2021 Dodge Durangos and Emergency Vehicle Associated Equipment and Graphics for the Port Police Department for an estimated total of \$108,299.10

Attachments: [Competitive Exemptions Form - Garber Chrysler](#)
[Competitive Exemptions Form - Lightning Wireless Solutions, Inc](#)
[Garber Quote - Durango Marked](#)
[Garber Quote - Durango Unmarked](#)
[Florida Sheriffs Association Contract Terms and Conditions FSA20-VEL28.0](#)
[Lightning Wireless Quote - Durango Marked](#)
[Lightning Wireless Quote - Durango Unmarked](#)
[City of Cape Coral Contract CON-PW18-10MM](#)
[Fully Executed Renewal CON-PW18-10-MM Lightning Wireless Cape Coral Co](#)
[Cape Coral Piggyback Approval CON-PW18-10MM](#)
[Purchase Comparison](#)
[Vehicle Overview](#)
[FY2021 Equipment & Fleet Vehicle Replacement Score Sheet](#)
[Vehicle Repair History Report](#)
[Florida State Division of Corporations - Garber Chrysler](#)
[Florida Division of Corporations - Lightning Wireless](#)

- F. [20-2864](#) Approve the Disposition of Surplus 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 Dec 2020](#)
[City of North Port Property Disposal Forms](#)
[Mechanics Vehicle Inspection Forms](#)
[2021 Equipment & Fleet Replacement Score Sheet](#)
[Vehicle Repair History Reports](#)
- G. [20-2889](#) Approve the Disposition of Surplus 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 December 2020](#)
[City of North Port Property Disposal Forms](#)
- H. [20-2906](#) Approve the Annual Water Demand Projections for Submission to the Peace River Manasota Regional Water Supply Authority
- Attachments:** [2021-2041 Annual Water Demand Projections](#)
[2020-2040 Commission Approved Water Demand Projection](#)
[North Port Water Demand and Supply Projections Chart](#)
[PRMRWSA Master Water Supply Contract](#)
[Amendment 1 to PRMRWSA Master Water Supply Contract](#)
[Amendment 2 to PRMRWSA Master Water Supply Contract](#)
- I. [20-2928](#) Approve Contract No. 2021-10 with Thompkins Contracting Inc. in the Amount of \$1,464,266.92, with a Contingency of \$146,427.00, for a Total Project Cost of \$1,610,693.92 for the San Mateo Potable Water Main Project.
- Attachments:** [Contract No. 2021-10](#)
[Notice of Intent to Award](#)
[Award Recommendation Memo](#)
[Bid Tabulation](#)
[RFB Submittal by Thompkins Contracting, Inc.](#)
[RFB 2021-10 with Addendum](#)
[Florida Division of Corporations Document](#)
- J. [20-2929](#) Accept the Cash Receipts Summary Report for October 2020
- Attachments:** [Cash Receipts Summary - October 2020](#)

- K. [20-2791](#) Appoint James Scheidel for his Second Term as a Regular Member to the Parks & Recreation Advisory Board to Serve a Two-Year Term from December 8, 2020, to December 8, 2022.

Attachments: [Application and Backup](#)

- L. [20-2959](#) Appoint Peter Bartolotta as the Alternate I Member on the Charter Review Advisory Board to Serve a Term from December 8, 2020, to December 8, 2022

Attachments: [Application and Backup](#)

- M. [20-2982](#) Approve the Minutes for the November 5, 2020 Commission Special Meeting and November 11, 2020 Commission Special Emergency Meeting

Attachments: [11-05-2020 Minutes](#)

[11-11-2020 Minutes](#)

5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [20-2970](#) Presentation on the Economic Development Market and Feasibility Study

Attachments: [Feasibility Study Presentation](#)

[Camoin 310 Proposal](#)

6. PUBLIC HEARINGS:

PETITIONS:

- A. [CC](#)
[GEN-20-200](#) Approve West Villages Improvement District (WVID) Consent to Acquisition of Real Property for a Stormwater Pond Adjacent to the Southwest Wastewater Reclamation Facility

Attachments: [City of North Port Consent to Acquisition of Real Property](#)

[GEN-20-200 Staff Report](#)

- B. [CC](#)
[DMP-20-075](#) Approve Development Master Plan for Toledo Blade Medical Office Complex (QUASI-JUDICIAL)

Attachments: [Toledo Blade Medical Office Complex Development Master Plan](#)

[Staff Report with Exhibits](#)

ORDINANCE - Second Reading

- C. [ORD. NO. 2020-39](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code, Chapter 53 - Zoning Regulations, Section 53-6, Section 53-15, Sections 53-178 Through 53-186, and Section 53-240 to Remove the Neighborhood Commercial High Intensity (NC-HI) District, Remove the Neighborhood Commercial Low Intensity (NC-LI) District, Establish the Neighborhood Commercial (NC) District and Modify that District's Requirements for Permitted Principal Uses and Structures, Prohibited Uses and Structures, Special Exceptions, Design Standards, Buffer Zone and Landscaping, Bicycle and Pedestrian Amenities; Amending Section 61-3, Definitions and Word Usage; Providing for Conflicts; Providing for Severability; Providing for Codification; Providing an Effective Date

Attachments: [Ordinance 2020-39 for Second Reading](#)
[Ordinance 2020-39](#)
[Staff Report with Exhibits](#)
[Staff Presentation](#)

- D. [ORD. NO. 2020-40](#) An Ordinance of the City of North Port, Florida, Restating, Amending, and Repealing Portions of Chapter 66, Article III, of the Code of the City of North Port, Florida, Relating to the Road Maintenance Rehabilitation Program, the Road Rehabilitation Fund, and the Construction Traffic Road Fee; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Attachments: [Ordinance No. 2020-40 - Second Reading](#)
[Ordinance No. 2020-40 - First Reading](#)

ORDINANCE - First Reading

- E. [ORD. NO. 2021-09](#) An Ordinance of the City of North Port, Florida, Amending Section 34-55 of the Code of the City of North Port, Florida, Relating to Mobile Food Vendors and Ice Cream Trucks; Amending Appendix A - City Fee Structure; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date

Attachments: [Ordinance 2021-09](#)
[Mobile Food Vendor Map](#)
[City Parks Mobile Food Vendor Review](#)

RESOLUTIONS:

- F. [RES. NO. 2020-R-39](#) A Resolution of the City of North Port, Florida, Vacating Utility and Drainage Easements for Lots 1, 2, 37, and 38, Block 513, Eleventh Addition to Port Charlotte Subdivision; Providing for Findings; Providing for Filing of Approved Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.(QUASI-JUDICIAL)
- Attachments:** [Resolution 2020-R-39 with Exhibit](#)
[Staff Report with Exhibits](#)
- G. [RES. NO. 2020-R-40](#) A Resolution of the City of North Port, Florida, Vacating Utility and Drainage Easements for Lots 14, 15, 16, and 17, Block 1476, 30th Addition to Port Charlotte Subdivision;Providing for Findings; Providing for Filing of Approved Documents; Providing for Conflicts; Providing for Sand Providing an Effective Date. (QUASI-JUDICIAL)
- Attachments:** [Resolution 2020-R-40 with Exhibit](#)
[Staff Report with Exhibits](#)
- H. [RES. NO. 2020-R-41](#) A Resolution of the City of North Port, Florida, Accepting Ownership of a Donated Parcel of Real Property Located on Flagler Street and Described as Lot 5, Block 613, 14th Addition to Port Charlotte Subdivision, Parcel Identification Number 096806130; Providing for Filing of Documents, Providing for Conflicts, Providing for Severability; and Providing an Effective Date
- Attachments:** [Resolution 2020-R-41 with Exhibits](#)
[Hochstetler - Property Map](#)
[Hochstetler - Tax Record](#)
[Hochstetler - PID Summary](#)
- I. [RES. NO. 2020-R-45](#) A Resolution of the City of North Port, Florida, Calling for a Special Election on March 9, 2021 to Fill the Office of Commissioner, District Seat 1 made Vacant by the Resignation of David Iannotti; Providing Findings; Providing for Severability; and Providing an Effective Date
- Attachments:** [Resolution](#)
[Resignation Letter](#)
[Supervisor of Elections Email](#)

7. GENERAL BUSINESS:

- A. [20-2600](#) Discussion and Possible Action Regarding the Equity Study Report with Recommendations on City's Business Tax Receipts as Provided by the Community Economic Development Advisory Board

Attachments: [Business Tax Receipt Equity Study Report](#)
[Chart of BTRs](#)
[Commission Directive and Other Information](#)
[Edited BTR Fee Schedule 2020](#)
[Equity Study Presentation](#)
[Memo Regarding Business Tax and Equity Study Commission](#)

- B. [20-2968](#) Discussion and Possible Action Regarding the City's Public Art Contribution Program

Attachments: [Scenario-Based Public Art Contribution Calculations](#)
[Level of Service and Total Contribution Methodology](#)

- C. [20-2984](#) Discussion and Possible Action Approving the Design and Placement of a Mural at Quality TV Sales and Service Located at 14212 Tamiami Trail, North Port, Florida.

Attachments: [Artist's Original Submission.pdf](#)
[Subsequent Character Detail](#)
[Artist Color Submission](#)

8. PUBLIC COMMENT:

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9. COMMISSION COMMUNICATIONS:

10. ADMINISTRATIVE AND LEGAL REPORTS:

11. 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.