



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda City Commission Regular Meeting

CITY COMMISSIONERS

Pete Emrich, Mayor
Barbara Langdon, Vice Mayor
Jill Luke, Commissioner
Debbie McDowell, Commissioner
Alice White, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager
Amber L. Slayton, City Attorney
Heather Taylor, City Clerk

Tuesday, May 10, 2022

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. [22-2786](#) Current Vacancies and Upcoming Expirations 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. [21-0947](#) Approve the Asset Disposition and Recommended Method of Disposal Dated May 2022 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](#)
[Property Disposal Forms](#)
[Mechanics Vehicle Inspection Forms](#)
[2022 Equipment & Fleet Vehicle Replacement Score Sheet](#)
[Vehicle Repair History Report](#)

- B. [22-2732](#) 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](#)
[Property Disposal Form](#)

- C. [22-2727](#) Accept the Cash Receipts Summary Report for March 2022.

Attachments: [Cash Receipts Summary - March 2022](#)

- D. [22-2750](#) Approve Endorsement of Projects to Receive Fiscal Year 2023 Sarasota County Community Development Block Grant Funding

- E. [22-2763](#) Approval of Sean Burroughs as the Medical/Healthcare Representative on the Community Economic Development Advisory Board to Serve a Two-Year Term from May 10, 2022, to May 10, 2024.

Attachments: [Florida Statutes 112.3143\(6\)](#)
[Application and Backup](#)

5. PUBLIC HEARINGS:

PETITION:

- A. [CC](#) Consideration of Petition No. PLF-22-022, Main Street Ranchlands Plat
[PLF-22-022](#) No. 3 Final Plat (QUASI-JUDICIAL)

Attachments: [Plat, Main Street Ranchlands Plat No. 3](#)
[Staff Report with Exhibits](#)
[West Villages Improvement District Letter of Approval](#)
[Planning and Zoning Advisory Board Action Report](#)

- B. [CC](#) Consideration of Petition No. PLF-22-010, Main Street Ranchlands Plat
[PLF-22-010](#) No. 1 Final Plat (QUASI-JUDICIAL)

Attachments: [Plat, Main Street Ranchlands Plat No.1](#)
[Staff Report with Exhibits](#)
[West Villages Improvement District Letter of Approval](#)
[Planning and Zoning Advisory Board Action Report](#)

ORDINANCE - First Reading:

- C. [ORD. NO.](#) An Ordinance of the City of North Port, Florida, Amending the City of North
[2022-10](#) Port Comprehensive Plan to Add Chapter 12 Property Rights Element;
Adding Goals, Objectives, and Policies Pursuant to Florida Statutes
Section 163.3177; Repealing City of North Port Comprehensive Plan
Chapter 2, Goal 4, Objective 12 of the Future Land Use Element Relating
to Balancing Property Owner Interests; Providing for Findings; Providing
for Adoption; Providing for Transmittal of Documents; Providing for
Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)
[Staff Report with Exhibits](#)
[Planning and Zoning Advisory Board Action Report](#)

- D. [ORD. NO.](#) An Ordinance of the City of North Port, Florida, Adopting a Redistricting
[2022-04](#) Plan for the City's Five City Commission Districts in Accordance with
Section 2.02 of the Charter of the City of North Port; Amending Sections
2-2 and 2-3 of the Code of the City of North Port, Florida to Provide for the
Approved Redistricting Map and Legal Descriptions; Providing for
Findings; Providing for Conflicts; Providing for Severability; Providing for
Codification; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Ordinance No. 2022-04 Second Reading](#)

- E. [ORD. NO. 2022-12](#) An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Voters of the City of North Port, Florida at the November 8, 2022 General Election; Providing a Referendum Question Determining Whether to Finance the Price Boulevard Widening Project Through the Issuance of Bonds Payable from One-Cent Sales Tax Proceeds; Providing for Findings; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)

- F. [ORD. NO. 2022-13](#) An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Electors of the City of North Port, Florida at the November 8, 2022 General Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Direct the City Manager to Sign All Contracts and Allow the City Commission to Grant the City Manager Authority to Enter into Certain Contracts Without Prior Commission Approval, and to Establish Conditions for that Authority, such as Financial Limits; Providing for the Full Test of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Publication of the Test of the Proposed Charter Amendment; Providing for Filing with the Florida Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (First Reading)

Attachments: [Ordinance - First Reading](#)
[Code City of North Port FI Sec. 2.403 Exemptions](#)
[City of North Port FI Charter Sec. 9.05 Powers & Duties City Manager](#)
[City of North Port FI Charter Sec. 5.03 Position of Mayor](#)
[Memorandum - Charter Review Recommendation. June 2021](#)
[Charter Review Advisory Board Minutes May 19, 2021](#)
[Charter Review Advisory Board Minutes March 31, 2021](#)

RESOLUTION:

- G.** [RES. NO. 2022-R-27](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for Payments Pursuant to the West Villages Developer Agreement (Post Annexation) in the amount of \$1,637,195; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.
- Attachments:** [Resolution](#)
 [West Villages Developer Agreement \(Post Annexation\)](#)
- H.** [RES. NO. 2022-R-26](#) A Resolution of the City Commission of the City of North Port, Florida, Authorizing the Purchase of Real Property Located on Papillon Street and Described at Lot 28, Block 379, 10th Addition to Port Charlotte Subdivision, Sarasota County Property Appraiser Parcel Identification Number 0980037928; Incorporating Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.
- Attachments:** [Resolution](#)
 [Property Information Report](#)
 [Presentation](#)

6. GENERAL BUSINESS:

- A.** [22-2728](#) Discussion and Possible Action Regarding the Approval of the April 7, 2022 Commission Special Meeting Minutes
- Attachments:** [Draft Minutes](#)
 [Amended Draft Minutes](#)
 [Correspondence](#)
- B.** [22-2778](#) Discussion and Possible Action Regarding the Approval of the April 12, 2022 Commission Regular Meeting Minutes
- Attachments:** [Draft Minutes](#)
 [Amended Draft Minutes](#)
 [Correspondence](#)
- C.** [22-2331](#) Discussion and Possible Action Regarding Changes to the City Fee Structure, Appendix A to the Code of the City of North Port, Florida, Including but Not Limited to Fire Rescue Fees, Parks and Recreation Fees, Facility Rental Fees, and Utility Fees.
- Attachments:** [Proposed Fee Changes Summary](#)
- D.** [22-2743](#) Discussion and Possible Action Regarding Building Permit Fee Study Recommendation to Increase Building Fee Rates.
- Attachments:** [Presentation](#)
 [Financial Model](#)

- E. [22-2792](#) Discussion and Possible Action Regarding Historic and Cultural Advisory Board and Environmental Advisory Board Request for Joint Meeting Concerning the Designation of Pan American Boulevard to Little Salt Spring as a Historical Area.

Attachments: [Memorandum Dated April 6, 2022](#)

- F. [22-2793](#) Discussion and Possible Action Regarding a Process for Use of Tree Fund Monies.

Attachments: [Code of the City of North Port, FL, Chapter 45](#)

- G. [22-2796](#) Discussion and Possible Action Regarding the Presentation of a Key to the City to Christine Zagrobelny, Owner, Olde World Restaurant at the City Commission Regular Meeting on June 2, 2022, Requested by Vice Mayor Barbara Langdon.

Attachments: [Request Form](#)

7. 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.)

8. COMMISSION COMMUNICATIONS:

- A. [22-2481](#) Mayor Emrich's Report

- B. [22-2482](#) Vice Mayor Langdon's Report

- C. [22-2483](#) Commissioner Luke's Report

Attachments: [Communications](#)

- D. [22-2484](#) Commissioner McDowell's Report

- E. [22-2485](#) Commissioner White's Report

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.