



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, February 27, 2024

6:00 PM

City Commission Chambers

Amended to remove Item No. 24-0030

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. [24-0206](#) Announcement of Current Advisory Board and Committee Vacancies

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. [23-1312](#) Approve Contract No. 2022-28 for Professional Architectural and Engineering Services with Sweet Sparkman Architects, Inc., in the Amount of \$211,265.00 for Project R20FAC Public Works Facility Phase II.

Attachments: [Agreement No. 2022-28](#)
[Notice of Intent to Award](#)
[Notice of Intent to Negotiate](#)
[City Manager Recommendation Memorandum](#)
[Consultant Proposal](#)
[RFP No. 2022-28 with Addenda](#)
[Florida Division of Corporations Document](#)

- B. [23-1314](#) Approve Contract No. 2022-36 for Construction Manager at Risk Preconstruction Services Contract Phase I with Ajax Building Company, LLC, in the Amount not to Exceed \$30,790.00 for Public Works Facility Phase II.

Attachments: [Contract](#)
[Notice of Intent to Award](#)
[City Manager Recommendation Memorandum](#)
[Ajax Building Company LLC Submittal](#)
[Notice of Intent to Negotiate](#)
[RFP 2022-36 Proposal Log](#)
[RFP 2022-36 Ranking Sheet](#)
[Solicitation with Addenda](#)
[Florida Division of Corporations Documents](#)

- C. [23-1403](#) Approve Contract No. 2022-02 for Right of Way Mowing, Trimming, and Litter Removal with Walkers Service Inc., to Add Location No. 3 in the Amount of \$34,773.30 for a Total Estimated Amount for 2024 is \$531,782.82.

Attachments: [Contract](#)
[Bid Schedule](#)
[ROW Mowing Maps](#)
[Agenda Item 21-1737](#)
[Solicitation and Addenda](#)
[Florida Division of Corporations Document](#)

- D. [23-1661](#) Approve First Amendment to Contract No. 2023-28 for Road Rehabilitation Project to Preferred Materials, Inc., in the Amount of \$3,724,860.26, With a Contingency of \$670,474.84 for a Total Amount of \$4,395,335.10, for an Additional Four (4) New Road Segments Including Toledo Blade Boulevard Phase III, South Salford Subdivision, Tihal Terrace, and Hampshire Circle, for Milling, Resurfacing, and Additional Time to Complete the Requested Work.

Attachments: [First Amendment to Contract](#)
[Contract Agreement Amendment Form](#)
[GIS Map of Additional Road Segments](#)
[Preferred Materials, Inc Proposal](#)
[Contract](#)
[RFB 2023-28 Addenda and Solicitation](#)
[September 26, 2023, Meeting Minutes](#)
[Florida Division of Corporations Document](#)

- E. [23-1705](#) Approve the Fourth Amendment to Agreement No. 2019-48.001 Debris Management Services and Ancillary Preparation/Recovery Services in the City of North Port With Ceres Environmental Services, Inc.

Attachments: [Fourth Amendment to Agreement](#)
[Third Amendment to Agreement](#)
[Second Amendment to Agreement](#)
[First Amendment to Agreement](#)
[Agreement](#)
[M-24-02 Buy America Implementation Guidance Update](#)

- F. [24-0040](#) Approve Contract No. 2023-41 Professional Construction, Engineering, and Inspection (CEI) Services & Geotechnical Engineering Services for Price Boulevard - Phase I Widening Project with AECOM Technical Services, Inc. in the Amount of \$4,218,161.04.

Attachments: [Contract](#)
[Notice of Intent to Award](#)
[Notice of Intent to Negotiate](#)
[City Manager Recommendation Memorandum](#)
[RFP No. 2023-41 with Addenda](#)
[AECOM Technical Services, Inc. Submittal](#)
[Florida Division of Corporations Document](#)

- G. [24-0065](#) Approve Eighth Amendment to Agreement No. 2015-19, Professional Engineering Services for the Widening of Price Boulevard, from Sumter Boulevard to Toledo Blade Boulevard to Consor Engineers, LLC in the Amount of \$218,988.00.

Attachments: [Agreement](#)
[Amendment Eight to Agreement](#)
[Amendment Seven to Agreement](#)
[Amendment Six to Agreement](#)
[Amendment Five to Agreement](#)
[Amendment Four to Agreement](#)
[Amendment Three to Agreement](#)
[Amendment Two to Agreement](#)
[Amendment One to Agreement](#)
[Purchasing Document for Amendment Eight to Agreement](#)
[Notice of Name Change](#)
[Florida Division of Corporations Document](#)

- H. [24-0169](#) Approve the Community Development Block Grant Sub-Recipient Agreement, Between Sarasota County, Florida, and the City of North Port, Florida, for Social Service Case Management, Contract Number B-23-UC-12-0014, in the Amount of \$55,000 to Fund Staff Salaries for the Social Services Division, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

Attachments: [Sub-Recipient Agreement](#)

- I. [24-0174](#) Approve the Appointment of Gavin Gray as a Youth Member of the Parks & Recreation Advisory Board, to Serve a Term From February 27, 2024, to February 27, 2025.

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

- J. [24-0175](#) Approve the Appointment of Nolan Deming as a Regular Member of the Zoning Board of Appeals, to Serve a Term From February 27, 2024, to February 27, 2027.

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

- K. [24-0177](#) Approve Work Assignment 2024-01 With Kimley-Horn, in the Amount of \$205,749.00, for the Water Distribution System Improvements Project.

Attachments: [Work Assignment with Scope and Fee Schedule](#)
[RLI 2024-01 Evaluation & Ranking](#)
[Kimley-Horn Letter of Interest](#)
[Request for Letters of Interest](#)
[Continuing Contract No. 2020-58-10](#)
[Florida Division of Corporations Documents](#)

- L. [24-0185](#) Approve the Appointment of Lacey Holland as a Regular Member of the Community Economic Development Advisory Board, to Serve a Term from February 27, 2024, to February 27, 2027.

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

- M. [24-0189](#) Approve Amendment No. 1 to Agreement No. CAC2019-0106, the Sarasota County Governmental Management System (GovMax) Hosted Application Service and License Agreement Between Sarasota County and the City of North Port for the County's Continued Provision of Hosting Services for the City of North Port's GovMax Program for the Term of One Year in an Amount Not to Exceed \$28,981.85.

Attachments: [Sarasota County Agreement GovMax](#)
[Amendment No. 1 to Agreement](#)
[Exemptions Form, GovMax Subscription](#)

- N. [24-0198](#) Approve the Appointment of Richard Gortz as a Regular Member of the Zoning Board of Appeals, to Serve a Term From February 27, 2024, to February 27, 2027.

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

- O. [24-0277](#) Approve Work Assignment No. 2024-02 with CDM Smith, Inc. in the Amount of \$499,850.00, for the North Port Wastewater Master Plan Project.

Attachments: [Work Assignment with Scope and Fee Schedule](#)
[RLI 2024-02 Evaluation & Ranking](#)
[CDM Smith, Inc. Letter of Interest](#)
[Request for Letters of Interest](#)
[Continuing Contract No. 2020-58-05](#)
[Florida Division of Corporations Documents](#)

5. PUBLIC HEARINGS:

PETITIONS:

- A. [CC](#)
[PLF-23-127](#) Consideration of Petition PLF-23-127, Re-Plat Woodlands Commercial Park, Phase 1. (QUASI-JUDICIAL)

Attachments: [Staff Report w/ Exhibits](#)
[Plat PLF-23-127](#)

- B. [CC](#)
[PLF-23-201](#) Consideration of Petition PLF-23-201, Wellen Park Downtown Phase 3 Final Plat (QUASI-JUDICIAL)

Attachments: [Staff Report w/ Exhibits](#)
[Plat PLF-23-201](#)

- C. [CC](#)
[PLF-23-245](#) Consideration of Petition PLF-23-245, Palmera at Wellen Park Phases 1A, 1B, 1C & 1D Final Plat (QUASI-JUDICIAL)

Attachments: [Staff Report w/ Exhibits](#)
[Plat PLF-23-245](#)

ORDINANCE - FIRST READING:

- A. [ORD. NO.](#)
[2024-05](#) An Ordinance of the City of North Port, Florida, Rezoning ±262.34 Acres Located East of Toledo Blade Boulevard Approximately 1 Mile North of I-75 in Section 6, Township 39 South, Range 22 East of Sarasota County and Further Described in Instrument No. 2023042804 in Official Records of Sarasota County, From No Zoning Designation District (NZD) Classification to Residential Multi-Family District (RMF) Classification; Amending the Official Zoning Map; Providing for Findings; Providing for Filing of Approved Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments: [Revised Staff Report w/ Exhibits](#)
[Ordinance - First Reading](#)
[Survey](#)
[Zoning Map](#)
[Notice of Representation](#)
[Transportation Impact Analysis](#)
[PZAB Action Report 2-1-2024](#)
[Staff Report w/ Exhibits](#)
[Staff Presentation REZ-23-137](#)

- B.** [ORD. NO. 2024-02](#) An Ordinance of the City of North Port, Florida, Annexing ± 2.491 Acres of Real Property Located on the Northwest Corner of North River Road and South Tamiami Trail in the Unincorporated Area of Sarasota County, Florida and Contiguous to the Existing City Limits of the City of North Port, Florida; Redefining the Boundary Lines of the City of North Port to Include the Property; Providing for Findings; Providing for Annexation; Amending the Official Zoning Map; Providing for Assessment and Taxation; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Revised Ordinance - First Reading](#)
[Revised Staff Report](#)
[Ordinance](#)
[Staff Report](#)
[Property Survey](#)
[SRQ Packet](#)
[Business Impact Statement](#)
[Staff Presentation ANX-23-129](#)

- C.** [ORD. NO. 2024-04](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code to Incorporate the Revised Federal Emergency Management Agency Flood Insurance Study and Flood Insurance Rate Maps and Related Definitions by Amending Sections 17-9 and 17-84; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)

ORDINANCE - SECOND READING:

- A.** [ORD. NO. 2024-03](#) An Ordinance of the City of North Port, Florida, Annexing ± 6.89 Acres of Real Property Located in the Unincorporated Area of Sarasota County, Florida and Contiguous to the Existing City Limits of the City of North Port, Florida; Redefining the Boundary Lines of the City of North Port to Include this Property; Providing for Findings; Providing for Annexation; Amending the Official Zoning Map; Providing for

Assessment and Taxation; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Ordinance - Second Reading](#)
[Staff Report ANX-23-175](#)
[Property Survey](#)
[Letter to Sarasota County ANX-23-175](#)
[Legal Ad ANX-23-175](#)
[PZAB Action Report 1-18-2024](#)
[Notice of Representation](#)
[Ordinance - First Reading](#)

6. GENERAL BUSINESS:

- A. [24-0204](#) Consider the City's Application for an Exception by Special Permit and for a Variance to the Noise Regulations in the Code of the City of North Port, Florida, Sections 46-40 Through 46-45 for an Extension to the Toledo Blade Boulevard Rehabilitation Project.

Attachments: [Amended Draft Minutes January 23, 2024](#)
[Code of the City - Division 2 - Noise](#)
[Toledo Blade Properties Bobcat to Hillsborough](#)

- B. [24-0324](#) Discussion and Possible Action Regarding Use of the City Seal on the Mural Located at the North Port Aquatic Center by Catherine Beausoleil (Requested by Mayor White).

Attachments: [Policy 2020-10](#)
[Photographs](#)

7. PUBLIC COMMENT:

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8. COMMISSION COMMUNICATIONS:

- A. [24-0236](#) Commissioner Langdon's Communications
- B. [24-0304](#) Mayor White's Communications
- C. [24-0253](#) Commissioner McDowell's Communications
- D. [24-0285](#) Commissioner Emrich's Communications
- E. [24-0272](#) Vice Mayor Stokes' Communications

9. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [24-0224](#) City Clerk's Monthly Report
- Attachments:** [Commission Update](#)
[Fiscal Year to Date Requests – Closed Status](#)
[Open Requests by Status Chart](#)
[Public Records Request Log – Fiscal Year](#)
- B. [24-0333](#) City Attorney's Monthly Report
- Attachments:** [Commission Directives](#)
[Matter List \(redacted\)](#)
- C. [24-0340](#) City Manager Monthly Report
- Attachments:** [City Manager Report February 2024](#)

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.