



# 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*

*Michael Golen, Interim City Attorney*

*Heather Faust, City Clerk*

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Tuesday, October 8, 2024

10:00 AM

City Commission Chambers

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**Amended to add Item No. 24-1489 and reorder the agenda.**

**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](http://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. [24-0219](#) Announcement of Current Advisory Board and Committee Vacancies

**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. [24-1275](#) Approve the Eighth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$78,097.63, for Hurricane Ian Repairs at Pine Park.

**Attachments:** [Eighth Amendment to Contract](#)  
[Contract](#)  
[Work Assignment 2024-15FM](#)  
[Florida Division of Corporations Document](#)

- B. [24-1329](#) Approve the Ninth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$21,783.93, for Hurricane Ian Repairs at Hope Park.

**Attachments:** [Ninth Amendment to Contract](#)  
[Contract](#)  
[Work Assignment 2024-11FM](#)  
[Florida Division of Corporations Document](#)

- C. [24-1331](#) Approve the Corrected First Amendment to the Subrecipient Agreement Between Sarasota County, Florida, and the City of North Port, Florida, for Greenwood Avenue Sidewalk Construction, Extending the Timeline to September 30, 2025, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

**Attachments:**     [Corrected First Amendment to Agreement](#)  
[Second Amendment to Agreement](#)  
[First Amendment to Agreement](#)  
[Agreement](#)

D.     [24-1380](#)     Approve the Cybersecurity and Infrastructure Security Agency (CISA) Cybersecurity Assessments Rules of Engagement Agreement and Provide CISA With Express Approval to use the City Seal in Furtherance of the Agreement.

E.     [24-1400](#)     Approve the Tenth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$228,103.95, for Hurricane Ian Repairs at Atwater Park.

**Attachments:**     [Tenth Amendment to Contract](#)  
[Contract](#)  
[Work Assignment 2024-09FM](#)  
[Florida Division of Corporations Document](#)

F.     [24-1406](#)     Approve the Eleventh Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$318,101.31, for Repairs/Replacement of the Myakkahatchee Bridge and Observation Deck at the Environmental Park.

**Attachments:**     [Eleventh Amendment to Contract](#)  
[Contract](#)  
[Work Assignment 2024-40FM](#)  
[Pennoni Structural Evaluation Report](#)  
[Florida Division of Corporations Document](#)

G.     [24-1433](#)     Accept the Cash Receipts Summary Report for August 2024.

**Attachments:**     [Cash Receipts Summary - August 2024](#)

H.     [24-1443](#)     Approve the National Emergency Dislocated Worker Grant Worksite Agreement With Suncoast Workforce Board, Inc. dba CareerSource Suncoast.

**Attachments:**     [Worksite Agreement](#)  
[Florida Division of Corporations Document](#)

I.     [24-1450](#)     Approve the September 11, 2024 Commission Special Meeting Minutes

**Attachments:**     [Minutes](#)

J.     [24-1451](#)     Approve the September 10, 2024 Commission Regular Meeting

Minutes

Attachments: [Minutes](#)

- K. [24-1452](#) Approve the August 6, 2024 Commission Special Meeting Minutes

Attachments: [Minutes](#)

- L. [24-1382](#) Approve the NeoGov Services Agreement V050724 Between PowerDMS, Inc. and the City of North Port for a Total Estimated Cost of \$3,219.45.

Attachments: [Agreement](#)  
[Sole Source Form](#)

#### **5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES**

- A. [24-1462](#) Presentation on the City of North Port's Performance Dashboards.

Attachments: [Presentation](#)

#### **6. GENERAL BUSINESS:**

- A. [24-1458](#) Discussion and Possible Direction Regarding Status Update Relating to the North Port Art Guild Lease of City Property on Sam Shapos Way.

Attachments: [Lease Agreement](#)  
[Memorandum](#)

#### **7. PUBLIC HEARINGS:**

##### **RESOLUTION:**

- A. [RES. NO. 2024-R-57](#) A Resolution of the City Commission of the City of North Port, Florida, Adopting City Commission Policy No. 2024-01 Related to the Debt Management Policy; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Ordinance 2024-07](#)  
[June 26, 2024 Special Meeting Minutes](#)  
[September 9, 2024 Workshop Notes](#)  
[Resolution 2024-R-57](#)

##### **ORDINANCE - First Reading:**

- B. [ORD. NO. 2024-10](#) An Ordinance of the City of North Port, Florida, Amending Section 2-420 of the Code of the City of North Port, Florida, Regarding Public-Private Partnerships (P3); Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

**Attachments:**      [Ordinance - First Reading](#)

- C.      [ORD. NO. 2024-37](#)      An Ordinance of the City of North Port, Florida, Establishing the Debt Management Advisory Committee; Amending the Code of the City of North Port, Florida, Chapter 4 - Boards and Committees, to Create Article XI - Debt Management Advisory Committee; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

**Attachments:**      [Ordinance - First Reading](#)  
[Presentation](#)  
[Ordinance No. 2024-07](#)  
[June 26, 2024 Special Meeting Minutes](#)  
[September 9, 2024 Workshop Notes](#)

### **ORDINANCE - Second Reading:**

- D.      [ORD. NO. 2024-32](#)      An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A-City Fee Schedule; Amending Development Services Fees, including Building, Development Review, Planning and Zoning, and Natural Resources Fees, to Correspond with the New Unified Land Development Code; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Ordinance - First Reading](#)  
[Business Impact Estimate](#)

- E.      [ORD. NO. 2024-39](#)      An Ordinance of the City of North Port, Florida, Adjusting the Base Salary Rate Formula; Amending the Code of the City of North Port, Florida, Section 2-23 - Declaration of Salary; Payment; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

**Attachments:**      [Ordinance - First Reading](#)  
[Ordinance 2024-39 - Second Reading](#)  
[Business Impact Estimate](#)  
[Commission Salary Comparison](#)

### **RESOLUTION - Continued:**

- F.      [RES. NO. 2024-R-59](#)      A Resolution of the City Commission of the City of North Port, Florida, Stating That the City Has No Objection to Proposed Legislation Amending Chapter 2004-456, Laws of Florida, Which Creates and Governs the West Villages Improvement District; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Resolution No. 2024-R-59 with Exhibits](#)  
[Legislation Talking Points](#)

### **GENERAL BUSINESS - Continued:**

- B.      [24-0519](#)      Discussion and Possible Action Regarding Advisory Board Recommendation Memorandums Including 1. Historic and Cultural Advisory Board - City Interest in Designation of Historical Sites and Designation of Specific Homes as Historical Sites for Preservation
- Attachments:**      [HCAB - Historical Sites](#)
- C.      [24-1407](#)      Discussion and Possible Action Regarding the Annexation of Ortiz Boulevard (Requested by Commissioner Langdon).
- D.      [24-1466](#)      Discussion and Possible Action Regarding Approval of the September 9, 2024, Commission Budget Workshop Meeting Minutes
- Attachments:**      [Draft Minutes](#)  
[Amended Draft Minutes](#)  
[Correspondence](#)
- E.      [24-1489](#)      Discussion and Possible Action Regarding Property Owner Notification of the new Unified Land Development Code and Official Zoning Map
- Attachments:**      [Memo - ULDC and Permitting System Mailing](#)

### **8. 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.)

### **9. COMMISSION COMMUNICATIONS:**

- A.      [24-0247](#)      Commissioner Langdon's Communications
- B.      [24-0266](#)      Commissioner McDowell's Communications
- C.      [24-0298](#)      Commissioner Emrich's Communications
- D.      [24-0317](#)      Mayor White's Communications
- E.      [24-1483](#)      Vice Mayor Stokes' 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.