
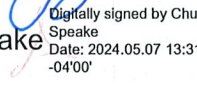




MEMORANDUM
Department of Public Works

TO: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager 
THROUGH: Jason Yarborough, ICMA-CM, Deputy City Manager
FROM: Chuck Speake, Public Works Director **Chuck Speake** 
Digitally signed by Chuck Speake
Date: 2024.05.07 13:31:32 -04'00'
DATE: May 7, 2024
SUBJECT: Spring Haven Drive Extension Project

The City of North Port has evaluated the potential advantages and disadvantages associated with the proposed Spring Haven Drive Extension, including the anticipated roadway connectivity benefits tempered with concerns regarding potential wildlife impacts and funding considerations since the early 1980s. The following provides a timeline and key milestones of the Spring Haven Drive Extension Project from the most recent discussions to the initial development of this proposed project:

April 23, 2024 – During this Regular Commission Meeting, agenda item #24-0509 was pulled from the Consent Agenda for discussion. A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to direct the City Manager to remove the Resilient SRQ Community Development Block Grant-Disaster Recovery Program request in the amount of \$5,945,000 for the Spring Haven Drive Expansion. The motion carried unanimously. Another motion was made by Vice Mayor Stokes, seconded by Commissioner McDowell, to add the proposed Spring Haven Drive expansion project to a future agenda for discussion and possible action.

Currently, this project is unfunded and on hold indefinitely. Efforts to purchase the privately owned properties to the south of the platted Spring Haven Drive extension for conservation have not been successful and it is anticipated that this area will eventually be developed. At that time, it will be necessary for the developer to meet ingress and egress requirements, which will mandate the construction of the Spring Haven Drive Extension. If the roadway is constructed by a developer, the City will have limited input on provisions outside of typical roadway construction, including any accommodations for wildlife crossings.

March 18, 2024 – A memorandum from A. Jerome Fletcher II, ICMA-CM, MPA, City Manager, was sent to the Mayor and City Commission outlining the final list and priority order of projects believed to align with the eligible activities under the Resilient SRQ initiative. This memorandum was notifying City Commission that final applications were being prepared by staff for all of the projects listed.

March 15, 2024 – A letter was prepared and sent to Sarasota County listing potential City of North Port projects that staff believe are eligible for the SRQ funds as discussed during the June 27, 2023, Commission Meeting, which included the Spring Haven Extension Project.



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March 4, 2024 – A memorandum from A. Jerome Fletcher II, ICMA-CM, MPA, City Manager, was sent to the Mayor and City Commission listing the new grant applications for the month of February which included the Spring Haven Extension Project SRQ application notice.

June 27, 2023 – During the Commission Meeting, a motion was made on agenda item #23-1045 by Commissioner McDowell, seconded by Commissioner Stokes (which carried unanimously and included the entire list below provided by staff), to submit to Sarasota County for Resilient SRQ Program Action Plan consideration the following proposed North Port projects:

1. Water control structure rehabilitation.
2. Harden and improve bridges, including water and sewer lines on bridges.
3. Water and sewer service to Warm Mineral Springs/surrounding commercial area.
4. Home buyout/land acquisition in flood prone areas (including any remaining Tier I and Tier II Myakkahatchee Creek vacant and developed properties)
5. Drainage improvements in Highland Ridge, McKibben and area surrounding Talon Bay.
6. Land acquisition for east/west connector.
7. Utilities AML metering project for utilities leak detection.
8. Water storage study for stormwater and water supply.
9. ***Spring Haven Drive Extension project.***
10. Price Boulevard Phase II - Sumter Boulevard to just past North Port High School Widening for evacuation shelter access.
11. Utilities Administration Building (administration building severely damaged, rebuilding in new location, need additional funds).
12. Public Works Building Phase II (operations building severely damaged, need additional funds).
13. Fire Station 81 (building severely damaged, may need rebuilt).
14. Myakkahatchee Creek blockage removal.
15. Utility Asset Management Program.

December 2, 2019 – At the Commission Workshop, a consensus was made on agenda item #19-0912 for staff to include rezoning conservation lands as a means to purchase properties with the direction received on November 26, 2019, and to bring back an agenda item regarding information to turn the City-owned property on Spring Haven Drive into a conservation easement. No additional information found related to this consensus.

November 26, 2019 – At the Commission Regular Meeting, a resolution was approved to purchase multiple properties located at the end of Vestridge Drive, south of the unimproved Spring Haven Drive. Attempts to negotiate the purchase of the properties were unsuccessful.

June 17, 2019 – During a Commission Workshop, discussion ensued regarding an update on the Spring Haven Land acquisition and the effects the cancellation of the Spring Haven Drive extension project had on the Price Traffic Signal Study at the North Port High School and its relationship with the Price Boulevard Speed Study.



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October 23, 2018 – At the Road and Drainage District Meeting, Public Works staff brought for discussion a secondary emergency access road for the Villas of Charleston Park subdivision. During this discussion, the extension of Spring Haven was discussed, but not found to be an option at that time.

September 6, 2018 – During a Special Meeting, Staff brought an agenda item for discussion regarding land acquisition of properties along Spring Haven Drive. A motion was made to give the City Manager the authority to negotiate the best price possible after doing all due diligence and lien searches, market analysis, title searches, etc. and bring back to Commission the offer for final approval.

May 3, 2018 – During the Special Meeting, Department of Public Works brought two items to Commission regarding the Spring Haven Drive Extension Project. The first item was wildlife crossing recommendations and the second was Amendment Two to Agreement No. 2016-02 with Charlotte Engineering and Surveying, Inc., in the amount of \$61,379 and a time extension of 578 calendar days. During this meeting, a motion was made to halt the Spring Haven Extension Drive project and passed. Another motion was made to direct City Manager to come back with information of how to acquire the undeveloped lots by Spring Haven Drive and that motion also passed.

April 24, 2018 – At this Commission Meeting, a motion was made to direct the City Manager to stop all clearing in the Myakkahatchee Creek greenway, including the Spring Haven area, until the Commission meets on May 3, 2018.

March 6, 2018 – During the Commission Workshop, agenda item #18-122, was presented on the 2019 Budget Assumptions, Projections and Priorities. During this presentation, there was discussion to terminate the Spring Haven Drive extension project and reallocate the funds to purchase property along the Myakkahatchee Creek corridor.

November 13, 2017 – During the Road and Drainage District Governing Body Meeting, the Department of Public Works brought agenda item #17-1458 to discuss hiring a wildlife expert for the Spring Haven Drive Extension Project. During that meeting, a motion was made to retain Environmental Consulting and Technology with any of the other free services that could be obtained in order to do a study on the wildlife corridor. A second motion was made to have the City Manager and City Attorney look to contact property owners and research the opportunity to acquire the parcels through conservation easement, eminent domain, or purchase to connect the retention ditch to the Myakkahatchee Creek and pursue the conversation with the School Board regarding options for their property.

June 12, 2017 – At the City Commission Workshop, the 2018 Road and Drainage District and CIP Preliminary Budget was presented to Commission. A consensus was made to direct staff to provide cost details on the Spring Haven Drive extension project, including the engineer's estimates prior to the next CIP Workshop.

May 4, 2017 – During a Special Meeting, Friends of Little Salt Springs gave a presentation expressing concern regarding the impact a roadway will have on the wildlife in this area.

October 25, 2016 – During a Regular Commission Meeting, Supplemental Agreement #1 to Contract 2016-02 with Charlotte Engineering Surveying, Inc. in the amount of \$23,033 was approved on consent. The change order was



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required to modify the 2007 Environmental Resource Permit to redesign the ponds from a wet detention pond to a dry detention pond and go through the hydraulic analysis required for additional SWFWMD permitting requirements.

August 25, 2016 – The first public meeting on the Spring Haven Drive extension project was held at the Morgan Family Community Center from 5:00 p.m. to 7:00 p.m.

June 21, 2016 – During a Commission Workshop, the CIP and Budget presentation outlined the Spring Haven Drive improvement project with a budget of \$2.76 million, inclusive of design costs.

May 24, 2016 – Agreement No. 2016-02 with Charlotte Engineering and Surveying, Inc. was executed in the amount of \$149,903 to design and permit construction of Spring Haven Drive from Pan American Boulevard to Butler Park Access Drive.

February 5, 2015 – During a Special Commission Meeting, the Department of Public Works provided a presentation including progress of approved projects. A memo was requested to provide the Commission details regarding the Spring Haven project, construction dates and the 2009 analysis. This memo was provided February 12, 2015.

September 25, 2014 – The Spring Haven Drive Extension project was approved in the FY2014-15 budget through Ordinance No. 2014-35, CIP R15SHD at the Special Commission Meeting. The total estimated cost for this project at that time was \$2,494,000.

July 20, 2010 – During a Budget Workshop, the Spring Haven Drive Improvements Project was removed from the Capital Improvement Program.

January 25, 2010 – Boran Craig Barber Engel Construction Co. was awarded construction contract 2009-18 for the development of Spring Haven Drive Phase II (Morgan Family Community Center access drive). This section of the roadway was constructed in coordination with the Morgan Family Community Center.

June 11, 2007 – During this Commission Meeting, the construction of Spring Haven Drive was postponed due to funding constraints.

2005 – 2007 – Design and permitting of Spring Haven Drive extension was completed. Construction expense of \$3,150,000 was budgeted for fiscal year 2008-09 via Ordinance 2007-25 (R07SHD). However, as outlined further below, funds were not allocated, and no funds were expensed out of this project.

February 14, 2002 – During a special workshop presentation regarding the construction of a middle school, the Sarasota County School District stated that they had no plans to improve Spring Haven Drive as part of the project.

July 18, 1984 – Resolution No. 84-R-84 required General Development Corporation to construct certain roadways to facilitate the safe and direct traffic routes to the North Port Elementary School site, which included Spring Haven Drive from Glenallen Boulevard to Price Boulevard. Upon application for Development Approval for Development of Regional Impact, General Development Corporation shall be required to complete construction of Spring Haven Drive.

Documents referenced in this memorandum are available upon request.