



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

CITY COMMISSIONERS

Pete Emrich, Mayor
Barbara Langdon, Vice Mayor
Phil Stokes, Commissioner
David Duval, Commissioner
Demetrius Petrow, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager
Michael Fuino, City Attorney
Heather Faust, City Clerk

Monday, June 1, 2026

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Emrich called the meeting to order at 10:00 a.m.

ROLL CALL

Present: 5 - Mayor Pete Emrich, Vice Mayor Barbara Langdon, Commissioner David Duval, Commissioner Demetrius Petrow and Commissioner Philip Stokes

ALSO PRESENT

City Manager Fletcher, City Attorney Fuino, Deputy City Clerk Powell, Board Specialist Lindner, Deputy Police Chief Morales, and Deputy Fire Chief Herlihy.

Mayor Emrich read statement regarding rules of decorum.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Specialist Tiffany Lindner.

1. PUBLIC COMMENT:

There was no public comment.

2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

A. [26-0758](#) Presentation Regarding Wellen Park Fiscal Impacts for the City of North Port.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

John Luczynski, Wellen Park, spoke to the item regarding infrastructure and roadway costs, West Villages Improvement District, utilities, water supply planning and

wastewater expansion, public safety facilities, impact fees, Blue Heron Dog Park, maintenance responsibilities, right-of-way allocations, South River Road engineering and permitting, wetland mitigation, school district coordination, Winchester Holdings challenges, heritage tree preservation and relocation efforts, development approvals, density, revenue impacts, and data collection.

Patrick Luce and Jeremy Bess, Stantec Management and Technology Consulting, provided a presentation including study overview and background, market and demographic trends, employment and Gross Domestic Product (GDP), residential and non-residential development activity, land availability and use, infrastructure investment, fiscal and economic impact analyses, taxable value growth, cost recovery, CoolToday Park economic impacts, and key takeaways.

Commission questions and discussion took place regarding cost recovery, poverty and vacancy rates, economic impacts, annual report funding, CoolToday Park, impact fee remittance, Winchester Ranch, Master Plan and approval clarifications, Benderson Development, evacuation routes and water supply planning, target demographics, commercial and light industrial development, zoning clarifications, public safety shared facility and revenue, employment trends, regional sports complex, property values and investment returns, road installation timelines, environmental concerns, stormwater management, wetland mitigation, Myakka River Master Plan progress, property rights, and equitable benefit.

There was no public comment.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 12:31 p.m.

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk