



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes 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, April 26, 2022

6:00 PM

City Commission Chambers

---

### CALL TO ORDER

Mayor Emrich called the meeting to order at 6:00 p.m.

### ROLL CALL

**Present:** 5 - Mayor Pete Emrich, Vice Mayor Barbara Langdon, Commissioner Jill Luke, Commissioner Alice White and Commissioner Debbie McDowell

### Also Present

City Manager Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Taylor, Recording Secretary Amanda Baker, Deputy Fire Chief Nick Herlihy, Police Chief Todd Garrison, Parks and Recreation Director Sandy Pfundheller, Assistant Parks and Recreation Tricia Wisner, Planner II Noah Fossick, Marketing and Engagement Coordinator Laura Ansel, Public Works Director Chuck Speake, and Assistant Neighborhood Development Services Director Derek Applegate

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Barbara Langdon.

### 1. APPROVAL OF AGENDA

*A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve the Agenda as presented. The motion carried on the following vote:*

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

### 2. PUBLIC COMMENT:

Ms. Taylor read the following e-comments into the record:

Richard Beaver: expressed support of installing weather alert systems.

## PUBLIC COMMENT:

Joan Morgan: You Are Not Alone and Victims' Rights Vigil events.

Valdy Olender: public comment time limit, Charter policy, elected positions, and taxes.

Jeffrey Scott: Commission ethics and non-profit organizations.

**3. ANNOUNCEMENTS****A. [22-2723](#) Current Vacancies and Upcoming Expirations for Boards and Committees**

Ms. Taylor read the announcements into the record.

**4. CONSENT AGENDA:**

Mayor Emrich announced the item.

Mr. Fletcher noted items to be pulled from the Consent Agenda for discussion.

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve the Consent Agenda, pulling Item Nos. 22-2630 and 22-2624 for discussion. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**A. [22-2293](#) Approve the Award of Funds from the Special Event Assistance Program to the Kiwanis Club of North Port in Support of a Pet Expo to be Held on April 30, 2022, in the Amount of \$277.50 to Cover the Costs of City Fees and Resources.**

***This item was approved on the Consent Agenda.***

**B. [22-2294](#) Approve the Award of Funds from the Special Event Assistance Program to the Kiwanis Club of North Port in Support of a Family Fishing Clinic to be Held on June 18, 2022, in the Amount of \$114 to Cover the Costs of City Fees and Resources.**

***This item was approved on the Consent Agenda.***

**C. [22-2629](#) Approve the Award of Funds from the Special Event Assistance Program to the Kiwanis Club of North Port in Support of a Victim's Rights Vigil to be Held on April 29, 2022, in the Amount of \$162 to Cover the Costs of City Fees and Resources.**

***This item was approved on the Consent Agenda.***

- D. [22-2630](#) Approve the Award of Funds from the Special Event Assistance Program to the People for Trees in Support of Tree Fair 2022 to be Held on April 30, 2022, in the Amount of \$223 to Cover the Costs of City Fees and Resources.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner White spoke to abstaining due to being the Director of People for Trees.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Item No. 22-2630 as presented. The motion carried on the following vote:***

**Yes:** 4 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke and Commissioner McDowell

**Abstain:** 1 - Commissioner White

- E. [22-2574](#) Approve the Tenant Lease Agreement Between the City of North Port and North Port Meal's on Wheels, Inc., for Suite B110 at the Family Service Center

***This item was approved on the Consent Agenda.***

- F. [22-2580](#) Approve First Amendment to the NetDocuments Software as a Service Agreement, Amending the Date of the Renewal Term to Coincide with the Start of the City's Fiscal Year at No Additional Cost to the City

***This item was approved on the Consent Agenda.***

- G. [22-2585](#) Approve the Community Development Block Grant Subrecipient Agreement Between Sarasota County, Florida and the City of North Port, Florida for the Renovation of Lift Stations 29, 45 and 73

***This item was approved on the Consent Agenda.***

- H. [22-2624](#) Approve the Earth Networks Order Form and Attachment 1 - Terms and Conditions to Provide and Install a Sferic Siren Weather Alert System at the North Port Aquatic Center.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner McDowell spoke to existing weather alert systems, amending the agreement to include Atwater Park, Narramore Park, and Warm Mineral Springs (WMS) and funding options.

Discussion took place regarding park needs and funding options.

Ms. Pfundheller spoke to budgeting, WMS construction and system requirements for

functionality, and responded to questions regarding temporary systems.

Ms. Wisner responded to questions regarding connectivity at Atwater Park and Narramore Park.

Discussion continued regarding time frame for WMS construction, review of system requirements, and timeline for obtaining information.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Item No. 22-2624 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City Manager and Staff to come back with information on installing a weather alert system at Atwater Park, Narramore Park, and Warm Mineral Springs including cost, funding options, and Information Technology concerns, prior to the June budget workshops. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

- I. [CC CTA-22-058](#) Approve the Consent by the City of North Port, Florida to the Acquisition of Real Property by the West Villages Improvement District for Tract 417A of the Renaissance at West Villages, Phases 2B and 2C Plat.

***This item was approved on the Consent Agenda.***

- J. [22-2710](#) Approval of Mark Mousty for a Second Term as a Regular Member of the Zoning Board of Appeals, to Serve a Three-Year Term from April 26, 2022, to April 26, 2025.

***This item was approved on the Consent Agenda.***

- K. [22-2722](#) Approval of Minutes for the April 4, 2022 Commission Workshop, April 4, 2022 Commission Special Meeting, April 5, 2022 Commission Joint Meeting with the Art Advisory Board, and April 7, 2022 Commission Regular Meeting

***This item was approved on the Consent Agenda.***

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

- A. [22-2224](#) Presentation of the Parks & Recreation Advisory Board Annual Report for Fiscal Year 2021 and Review of Future Goals.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Parks and Recreation Advisory Board Chair Jim Scheidel and Vice Chair Nicole Everett provided a presentation including current members, board roles and responsibilities, FY

2021-2022 projects, initiatives, events, and activities, and FY 2022-2023 goals and considerations.

Commission discussion took place regarding value and appreciation of the board.

Ms. Wisner answered questions regarding public input for ideas regarding Parks and Recreation.

There was no public comment.

## **6. PUBLIC HEARINGS:**

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

- A. [ORD. NO. 2022-07](#) An Ordinance of the City Of North Port, Florida, Adopting the Village I Village District Pattern Plan (West Villages) for a ±898.00 Acre Area Located to the West of Preto Boulevard, to the South of Future Manasota Beach Road, and to the North and East of the City of North Port City Limits; Amending the Unified Land Development Code, Chapter 53, Article XVIII-V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and directed the City Clerk to read the Ordinance by title only.

Ms. Taylor read the Ordinance by title only and swore in those wishing to provide testimony.

Commissioner McDowell disclosed conducting a site visit and e-mail correspondence regarding legislative text stating all changes had been made.

There were no ex-parte communications from Commissioner White or Mayor Emrich.

Vice Mayor Langdon disclosed a conversation with the Applicant regarding workforce housing.

Commissioner Luke disclosed conducting a site visit and e-mail correspondence regarding legislative text stating all changes had been made.

Ms. Taylor noted there were no aggrieved parties.

Phillip DiMaria, Kimley-Horn, being duly sworn, provided a presentation including request for document changes, introduction, background, Commission-directed amendments, index map, village plan, conceptual rendering, mixed-use example, mixed-use residential example, development standards, Village I District Pattern Plan (VDPP) requirements, and community goals.

Mr. Fossick, being duly sworn, provided a presentation including recommended legislative action text and additional change to the Ordinance title block to incorporate "also known as Wellen Park".

There was no rebuttal from the Applicant or Staff.

There was no public comment.

Commission questions took place regarding backup material reflecting the changes, landscaping for boulevards and additional boulevards, difference between median and public frontages vs. roadways and right-of-ways, scrivener's error in the Whereas clause pertaining to the Planning and Zoning Advisory Board (PZAB) action report date, open space percentage, environmentally-sensitive wetlands, and wetland and open space acreage.

Ms. Slayton spoke to the format of the VDPP and Ordinance title block, and requested Commission allow the City Attorney's office to work with Neighborhood Development Services (NDS) to maintain consistency throughout the Ordinance.

There was no closing argument by Staff or the Applicant.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Ordinance No. 2022-07 as amended to incorporate the Commission directed amendments from the first reading, a scrivener's error in the first Whereas clause correcting the Planning and Zoning Advisory Board meeting date to read March 17, 2022, and for the City Manager to work with Neighborhood Development Services and the City Attorney to update the name change for consistency throughout the Ordinance. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**B.** [ORD. NO. 2022-08](#)

An Ordinance of the City Of North Port, Florida, Adopting the Village K Village District Pattern Plan (West Villages) for a ±636.00 Acre Area Located to the East of West Villages Parkway, to the South of Future Manasota Beach Road, and to the North and West of the City Of North Port City Limits; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and directed the City Clerk to read the Ordinance by title only.

Ms. Taylor read the Ordinance by title only and swore in those wishing to provide testimony.

Commissioner McDowell disclosed conducting a site visit and e-mail correspondence regarding legislative text stating all changes had been made.

There were no ex-parte communications from Commissioner White or Mayor Emrich.

Vice Mayor Langdon disclosed a conversation with the Applicant regarding workforce housing.

Commissioner Luke disclosed conducting a site visit and e-mail correspondence regarding legislative text stating all changes had been made.

Ms. Taylor noted there were no aggrieved parties.

Phillip DiMaria, Kimley-Horn, being duly sworn, provided a presentation including request for document changes, introduction, background, Commission-directed amendments, index map, village plan, conceptual rendering, mixed-use example, mixed-use residential example, development standards, Village K District Pattern Plan (VDPP) requirements, and community goals.

Mr. Fossick, being duly sworn, provided a presentation including recommended legislative action text and additional change to the Ordinance title block to incorporate "also known as Wellen Park".

There was no rebuttal from the Applicant or Staff.

There was no public comment.

Commission questions took place regarding school parcel acreage.

Ms. Slayton requested Commission allow the City Attorney's office to work with Neighborhood Development Services (NDS) in correcting the Ordinance to maintain consistency throughout the Ordinance.

There were no closing arguments by Staff or the Applicant.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Ordinance No. 2022-07 as amended to incorporate the Commission directed amendments from the first reading and for the City Manager to work with Neighborhood Development Services and the City Attorney to update the name change for consistency throughout the Ordinance. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

Recess was taken from 7:15 p.m. until 7:25 p.m.

### **RESOLUTION - Second Reading:**

- C. [RES. NO. 2022-R-17](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for an Additional Planner III Full Time Equivalent in the Amount of \$46,832; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

There was no Commission discussion.

PUBLIC COMMENT:

Jeffrey Scott: governmental labor costs

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to approve Resolution No. 2022-R-17 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

- D.** [RES. NO. 2022-R-18](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for two Grants Coordinator Full Time Equivalents in the Amount of \$35,110; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

There was no Commission discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Resolution No. 2022-R-18 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

- E.** [RES. NO. 2022-R-19](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-22 for Project Manager Full Time Equivalent in the Amount of \$60,585; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.



There was no Commission discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Resolution No. 2022-R-19 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**F.** [RES. NO. 2022-R-20](#)

A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for a Legislative Analyst .75 Full Time Equivalent in the Amount of \$14,633; Providing for Findings; Providing for Conflicts: Providing for Severability: and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Commissioner McDowell stated she cannot approve the start date being July 1, 2022.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell to approve Resolution No. 2022-R-20 as amended, changing the start date from July 1, 2022 to October 1, 2022. The motion failed for lack of a second.***

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Resolution No. 2022-R-20 as presented. The motion carried on the following vote:***

**Yes:** 4 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke and Commissioner White

**No:** 1 - Commissioner McDowell

Commissioner McDowell dissented for reasons stated.

**G.** [RES. NO. 2022-R-21](#)

A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for a Development Technician Full Time Equivalent in the Amount of \$14,350; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

There was no Commission discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Resolution No 2022-R-21 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**H. [RES. NO. 2022-R-24](#)**

A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District and Capital Improvement Budget for Fiscal Year 2021-2022 for Police Vehicles in the amount of \$139,900, for a Fire Engine in the amount of \$734,872, and for the Legacy Trail Project P22DPB in the amount of \$33,500; Providing for Findings; Providing for Conflicts; Providing for Severability and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Ms. Williams spoke to amending the fire engine amount to read \$743,872.

Discussion took place regarding updated payment option, interest accrued, and staff recommendation.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Resolution No. 2022-R-24 as amended, changing the fire engine amount to \$743,872. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

## **7. GENERAL BUSINESS:**

**A. [22-2570](#)**

Approve the Display of the Roseate Spoonbill Sculpture in the Arched-Out Area of the Lobby on the Second Floor of City Hall Per the Recommendation of the Art Advisory Board.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Ansel spoke to board recommendation, review of other locations, cost estimate for installation, and art fund balance.

Tony Kelly, Art Advisory Board Chair, spoke to placement of the sculpture.

Commission questions took place regarding mobile mounting, structure height, estimated time for installation, structure size, emergency panel clearance, structure orientation and placement, and alternate location options.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City Manager to work with Staff and Mr. Kelly to find a location for the sculpture using the first floor alcove and the second floor arched-out area and to bring back additional information for Commission final decision.***

***A motion to amend was made by Vice Mayor Langdon, seconded by Commissioner Luke, to strike "the first floor alcove and the second floor arched-out area" and add "all of City Hall". The motion to amend carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

***The main motion as amended carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**B. [22-2735](#)**

**Discussion and Possible Action Regarding Art Fund Contributions Required for New Development per Section 59-5 of the City of North Port Unified Land Development Code.**

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Discussion took place regarding prior Commission discussion and action, incentivizing developers to purchase and place art, incentive percentage considerations, and art fund balance.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve the Commission agreements from the December 8, 2020 formula to calculate, adding a 25% incentive for developers if they place the art themselves.***

Discussion took place regarding first reading ordinance.

***A motion to amend was made by Commissioner McDowell, seconded by Commissioner Luke, to add "and direct the City Manager to work with the City Attorney and Staff to bring back an Ordinance for first reading". The motion to amend carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

***The main motion as amended carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**C. [22-2741](#)** Discussion and Possible Action Regarding Community Economic Development Advisory Board Memorandum Dated March 22, 2022 Regarding Board Composition and Term Lengths

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commission discussion took place regarding requests from the board, board activity, current board membership, the need for additional information, benefits of longer terms, workshop discussion, residency requirements, joint meeting, and reviewing all advisory boards in a workshop.

There was no public comment.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City Manager to send a memorandum to the Community Economic Development Advisory Board thanking them for recommendations, informing them of Commission discussion, and noting there will be future discussion. The motion carried on the following vote:***

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**8. PUBLIC COMMENT:**

There was no public comment.

**9. COMMISSION COMMUNICATIONS:**

**A. [22-2476](#)** Mayor Emrich's Report

Mayor Emrich reported on events and activities attended.

**B. [22-2477](#)** Vice Mayor Langdon's Report

Vice Mayor Langdon reported on events, activities, and tours attended.

**C. [22-2478](#)** Commissioner Luke's Report

Commissioner Luke reported on events and activities attended.

**D. [22-2479](#)** Commissioner McDowell's Report

Commissioner McDowell reported on events and activities attended.

Discussion took place regarding scheduling a joint meeting with Charlotte County

Commission regarding the I-75 interchange project.

E. [22-2480](#) Commissioner White's Report

Commissioner White reported on events and activities attended.

**10. ADMINISTRATIVE AND LEGAL REPORTS:**

A. [22-2742](#) City Manager Report

Mr. Fletcher reported on budget presentation updates and the online budget tool.

B. [22-2725](#) City Attorney Report

Ms. Slayton had nothing to report.

C. [22-2752](#) City Clerk Report

Ms. Taylor had nothing to report.

**11. ADJOURNMENT:**

Mayor Emrich adjourned the meeting at 9:08 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Pete Emrich, Mayor

Attest: \_\_\_\_\_  
Heather Taylor, City Clerk

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.