



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

### *CITY COMMISSIONERS*

*Phil Stokes, Mayor*

*Pete Emrich, Vice Mayor*

*Barbara Langdon, Commissioner*

*David Duval, Commissioner*

*Demetrius Petrow, Commissioner*

### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*

*Michael Fuino, City Attorney*

*Heather Faust, City Clerk*

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Monday, November 3, 2025

10:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Stokes 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, City Clerk Faust, Board Specialist Lindner, Police Chief Garrison, Fire Chief Titus, Utilities Director Wisner, Deputy Emergency Manager Nevarez, and Development Services Director Ray.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Utilities Director Tricia Wisner.

### 1. PUBLIC COMMENT:

There was no public comment.

### 2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

[25-2970](#)

Presentation Regarding Recent Arizona Flood Deployment by Mike, Nevarez, Deputy Emergency Manager.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Mr. Nevarez provided a presentation including incident summary, photos of damages, Helping Hands SW FL LLC, response challenges, balancing response with recovery, disaster path timeline, and key takeaways.

Commissions questions and discussion took place regarding provisions needed, pre-storm and pre-disaster conditions, federal aid thresholds, public and government assistance efforts, hurricane checklists, drone usage for before-and-after damage documentation, county/state support in Emergency Operations Center (EOC), damage assessments, flooding concerns affecting leach fields, Florida Department of Health and Environmental Protection (FDEP) assistance, community involvement, propane tank safety, and Private Property Debris Removal (PPDR) repayment procedures.

There was no public comment.

[25-2985](#)

Presentation by Development Services Providing an Update Regarding Potential New Development Projects Recently Submitted to the Development Review Committee for Review.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Ms. Ray provided a presentation including key points, Sarasota Memorial Hospital (SMH) Sumter Campus Phase II, Exalt Health, Heron Creek Veterans Affairs (VA) Clinic, AdventHealth North Port, North Port Gymnastics, Cocoplum North expansion, MidFlorida Credit Union, Price Crossings outparcel 1, Heron Creek Retail, The Learning Experience, and additional information.

Commission questions and discussion took place regarding transparency, potential job availability, skilled labor force, Suncoast Technical College (STC) expansion update, efforts to attract medical schools, workforce housing, re-prioritizing Capital Improvement Projects (CIP), non-profit healthcare facilities, and impact fee exemptions.

There was no public comment.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor Stokes adjourned the meeting at 11:14 a.m.

City of North Port, Florida

By: \_\_\_\_\_  
Phil Stokes, Mayor

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