



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Final 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*

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Tuesday, March 22, 2022

6:00 PM

City Commission Chambers

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### **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, Assistant City Clerk Adrian Jianelli, Fire Chief Scott Titus, Police Chief Todd Garrison, Planner I Sam Hudson, and Assistant Parks and Recreation Director Tricia Wisner

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Assistant City Clerk Adrian Jianelli.

### **1. APPROVAL OF AGENDA**

*A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, 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:**

Valdy Olender: concern with meeting process and practices and rising residential prices.

Mayor Emrich requested staff meet with Mr. Olender to explain the public comment process.

Jeffrey Scott: City challenges, rates, goals and benchmarks, resident concerns being addressed, and hiring of City Manager.

Nick Bownsky: concern with Tree Code.

Mr. Fletcher spoke on the Tree Code implementation.

Discussion took place on permits being pulled, tree implementation, new permits, and the City Manager providing updates to Commission.

### **3. ANNOUNCEMENTS**

**A. [22-2450](#) 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 No. 22-2196 for discussion. The motion carried on the following vote:***

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

**A. [22-2196](#) Approve Acceptance of Monetary Donation in the Amount of \$850.00 From North Port Forward to the North Port Police Department for the Purchase of New Exercise Equipment.**

Mayor Emrich announced the item.

Commissioner Luke spoke to the item including resident feedback.

Discussion took place regarding Vice Mayor Langdon having contact with North Port Forward including providing a presentation at the April 7, 2022 Commission meeting.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Item No. 22-2196 as presented. The motion carried on the following vote:***

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

Public Comment:

Jeffrey Scott: concern with lack of supporting documentation.

**B. [22-2357](#) Approve the Tenant Lease Agreement Between the City of North Port and Tidewell Hospice, Inc., for Suite B111 at the Family Service Center**

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

**C. [22-2538](#) Approval of Minutes for the February 22, 2022 and March 3, 2022 Commission Regular Meetings**

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

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

- A. [22-2462](#) Update From Sarasota County Commissioner Ron Cutsinger to the North Port City Commission.

Commissioner Cutsinger provided updates including Vietnam Veteran and Ukrainian Post to lead in the Pledge of Allegiance for Tuesday's meeting, collaboration with the City Manager, Mayor Emrich, and the County Administrator, groundbreaking for the advanced wastewater treatment plant, upgrading plants to advanced wastewater treatment including facility expansion, reuse options for the future, reducing nitrogen loads, groundwater discharge, monetary savings, sand hurricane force winds, designs on remaining two plants, Legacy Trail ribbon cutting for Payne Park, North Port connector to be completed by summer, power line trails, Deer Prairie Creek bridge project, American with Disabilities Act (ADA) pedestrian access for kayaks, parking upgrades, native landscaping, stormwater improvements, ribbon cutting for the new South County Courthouse on May 4, 2022, R.L. Anderson Administration Center renovation, groundbreaking for the River Road improvements project on April 22, 2022, approved grant for the South River Road project, Surtax IV, renovations to Ortiz Boulevard including installing sidewalks and the North Port Library, and Commissioner Cutsinger having office space at City Hall.

Commission questions took place regarding Commissioner Cutsinger's office hours at City Hall, grant time frame, State funding for Legacy Trail in North Port, and the ribbon cutting event at the South County Courthouse.

**6. PUBLIC HEARINGS:****PETITION:**

- A. [CC](#) [PLF-21-348](#) Petition No. PLF-21-348, Wellen Park Golf and Country Club Phase 1A Final Plat (QUASI-JUDICIAL).

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and opened the public hearing.

Ms. Taylor read the Petition title and swore in those wishing to provide testimony.

Commissioner McDowell disclosed requesting the overall map of Wellen Park with boundaries.

There were no ex-parte communications from Commissioner White, Commissioner Luke, and Mayor Emrich.

Vice Mayor Langdon disclosed having an agenda briefing with staff.

Ms. Taylor noted there were no aggrieved parties.

Ty Gremaux, Kimley Horn Representative, being duly sworn, provided a presentation including plat location and acreage, and future land use and development tract for subsequent project phases.

Mr. Hudson, being duly sworn, provided a presentation including infrastructure for the subdivision plats, plat acreage and location, plan approval by City staff, number of units, future land use, City surveyor approval, compliance with Florida Statute Chapter 177.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Commission questions took place regarding the number of units, individual plats, and Planning and Zoning Advisory Board (PZAB) recommendation.

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 Vice Mayor Langdon, seconded by Commissioner Luke, to approve Petition No. PLF-21-348 as presented and find that based on the competent substantial evidence, the Wellen Park Golf and Country Club Phase 1A Final Plat complies with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried on the following vote:***

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

**B.** [CC PLF  
21-370](#)

Antigua at Wellen Park (Village E Tract 9 Residential Subdivision) Final Plat (QUASI-JUDICIAL).

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and opened the public hearing.

Ms. Taylor read the Petition title and swore in those wishing to provide testimony.

Commissioner McDowell disclosed requesting park maps.

There were no ex-parte communications from Commissioner White, Mayor Emrich, Vice Mayor Langdon and Commissioner Luke.

Ms. Taylor noted there were no aggrieved parties.

John Luczynski, Wellen Park Senior Vice President, being duly sworn, provided a presentation including plat location and acreage, infrastructure, commercial tracts, number of units, and future land use.

Mr. Hudson, being duly sworn, provided a presentation including plat acreage and location, approved infrastructure, number of units, future land use, City surveyor approval, compliance with Florida Statute Chapter 177, and staff recommendation.

There were no rebuttals from the Applicant or Staff.

There was no public comment.

Commission questions took place regarding Planning and Zoning Advisory Board (PZAB) recommendation and maximum of single family lots.

There were no closing arguments by Staff.

Mr. Luczynski provided a closing argument regarding property location.

Mayor Emrich closed the public hearing and requested a motion.

*A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Petition No. PLF-21-370 as presented and find that based on the competent substantial evidence, the Antigua at Wellen Park (Village E Tract 9 Residential Subdivision) Final Plat complies with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177. The motion carried on the following vote:*

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

## **ORDINANCE - First Reading:**

- C. [ORD. NO. 2022-05](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Structure, Section D. Building Fees; Repealing Ordinance No. 2020-28; Providing for Severability; Providing for Conflicts; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and requested a motion to direct the City Clerk to read the Ordinance by title only.

*A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City Clerk to read Ordinance No. 2022-05 by title only. The motion carried on the following vote:*

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

Ms. Taylor read the Ordinance by title only.

Mr. Fletcher introduced the item and answered questions regarding the second reading date.

*A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to continue Ordinance No. 2022-05 to second reading on April 12, 2022.*

Commission gave appreciation and credit to staff.

*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. [22-2307](#) Discussion and Possible Action Regarding Events, With or Without Alcohol, at the North Port Aquatic Center.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Wisner provided a presentation to include Aquatic Center background, spring break attendance, revenue, adult only events, Sun Splash overview in Cape Coral, management of alcohol services, facility hours of operation, community needs survey results, collaboration of other departmental considerations, increased risks, cost per events, proposed "Hula the Night Away" event, and new events and programs.

Commission questions took place regarding time of the "Hula" event, lifeguards, emergency action plan, risk environment, survey methodology, demographic respondents, police presence, maximum number of attendees, liabilities, and Commission not being in favor of alcohol during Aquatic Center events.

Mayor Emrich passed the gavel to Vice Mayor Langdon.

***A motion was made by Mayor Emrich, seconded by Commissioner Luke, to continue events at the Aquatic Center without introducing alcohol into the facility. The motion carried on the following vote:***

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

Vice Mayor Langdon passed the gavel back to Mayor Emrich.

Discussion took place regarding directing staff to bring back event options during Budget.

## **8. PUBLIC COMMENT:**

There was no public comment.

## **9. COMMISSION COMMUNICATIONS:**

### **A. [22-2469](#) Commissioner McDowell's Report**

Commissioner McDowell reported on the Community Tree Ordinance Educational Seminar, and expressed gratitude to the City Manager and staff for presenting the Seminar.

### **B. [22-2470](#) Commissioner White's Report**

Commissioner White reported on the Community Tree Ordinance Educational Seminar, Music Fest, future bike repair station at the Shannon Staub Library, Great American Cleanup, welcomed Empire Bagels to the City, North Port Concert Band, Pinewood Derby, and Real Talk radio.

### **E. [22-2466](#) Mayor Emrich's Report**

Mayor Emrich reported on the Chamber of Commerce event.

### **D. [22-2467](#) Vice Mayor Langdon's Report**

Vice Mayor Langdon reported on the Meet and Greet at Shannon Staub Library, lunch with Metropolitan Planning Organization (MPO) Executive Director David Hutchinson, and the Business Expo.

### **C. [22-2468](#) Commissioner Luke's Report**

Commissioner Luke reported on the Performing Arts Center competition, Leadership North Port, Business Expo, National League of Cities (NLC), Economic Development Corporation (EDC) Meetings, St. Patrick's Day events for Chamber of Commerce, City-wide Yard Sale, Van Gogh presentation at University Town Center, interview with a Ukrainian resident, House Bill 7055 prohibiting entities from paying or complying with ransom demands from cybersecurity and ransomware attacks, and encouraged listeners

to write Governor DeSantis asking not to sign House Bill 7055.

Discussion took place regarding a letter submitted by the City asking Governor DeSantis not to sign House Bill 7055, directing a letter be sent on behalf of the City, House Bill 569 that allows businesses to sue over lost income due to Ordinances, keep placing House Bill 7055 on the April 7, 2022 agenda and Commissioners submitting letters as citizens.

**10. ADMINISTRATIVE AND LEGAL REPORTS:**

**A. [22-2463](#) City Manager Report**

Mr. Fletcher stated the Solid Waste Expo will not take place the same day as the Business Expo in 2023 and will not be at City Center.

**B. [22-2419](#) City Attorney Report**

Ms. Slayton had nothing to report.

**C. [22-2544](#) City Clerk Report**

Ms. Taylor had nothing to report.

**11. ADJOURNMENT:**

Mayor Emrich adjourned the meeting at 7:42 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\_\_.