



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

City Commission Regular Meeting

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

Tuesday, November 4, 2025

10:00 AM

City Commission Chambers

PUBLIC COMMENT: Properly submitted comments will be accepted and included in the official record of the meeting pursuant to City Commission Policy No. 2020-04.

Public comment may be submitted in the following ways:

In Person Attendance: Submit a comment card to the City Clerk. Comment cards with completed information may be submitted until the Mayor closes Public Comment for the agenda item. Public comment is limited to three minutes per person.

Online: Submit a written eComment using the eComment link at cityofnorthport.legistar.com/Calendar. The link will be available online at 8:00 a.m. the day before the meeting until one hour prior to the start of the meeting. Your public comment is limited to 2,000 characters.

Voice Mail Message: Leave a voice mail message via telephone at 941-429-1032. Voice Mail messages will be accepted the day before the meeting from 8:00 a.m. until one hour prior to the start of the meeting. Please provide information as listed in the City's outgoing message. The message must not exceed two minutes, fifteen seconds.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. PUBLIC COMMENT:

(The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Commission/District Governing Body on any subject pertaining to City Business whether or not it is on the Agenda, with the exception of Quasi-Judicial Items.)

3. ANNOUNCEMENTS

- A. [25-2986](#) Announcement of Current Advisory Board and Committee Vacancies

Attachments: [Vacancy List](#)

4. CONSENT AGENDA:

(All matters under the Consent Agenda are considered by the City Commission to be routine and will be enacted by one motion. Any City Commission member may, however, remove an item from the Consent Agenda by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.)

- A. [25-2779](#) Approve the Termination of the Assignment and Assumption of Master Service Agreement and Statement of Work Between the City of North Port, Florida, and CivicPlus, LLC, in the Amount of \$26,029.50, Approved by the City Commission on February 28, 2023.

Attachments: [Termination Letter](#)
[Signed Quote Number Q-21695-1](#)
[Quote Number Q-45422-1](#)

- B. [25-2932](#) Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d) of the Code of the City of North Port, Florida.

Attachments: [Asset Disposition and Recommended Method of Disposal](#)
[City of North Port Disposal Forms](#)

5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [25-2984](#) Sarasota County Tax Collector, Mike Moran, Regarding Possible Long-Term Facility Solution for South County Residents.

6. PUBLIC HEARINGS:

Ordinance - First Reading:

- A. [ORD. NO. 2025-32](#) An Ordinance of the City of North Port, Florida, Establishing a Schedule and Location of City Commission Regular Meetings and Workshops for the 2026 Calendar Year; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)
[Business Impact Estimate](#)

Resolution:

- B. [RES. NO. 2025-R-74](#) A Resolution of the City Commission of the City of North Port, Florida, Transferring Real Property Located on Manila Avenue and Described as Lot 25, Block 734, 12th Addition to Port Charlotte Subdivision, Sarasota County Property Appraiser Parcel Identification Number 1144073425, to

the North Port Road and Drainage District; Incorporating Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments:

[Resolution](#)

[Property Information Sheet](#)

[Map](#)

- C. [RES. NO. 2025-R-84](#) A Resolution of the City Commission of the City of North Port, Florida, Granting a Non-Exclusive Permanent and Exclusive Temporary Construction Easements Located on a Portion of the Parcel Lying in Section 12, Township 40 South, Range 20 East, Sarasota County Florida, Property Appraiser Parcel Identification Numbers 0793-00-1010 and 0815-00-1010; Providing Various Easements; Providing for Incorporation of Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments:

[Resolution](#)

7. GENERAL BUSINESS:

- A. [25-2969](#) Discussion and Possible Direction Regarding Amendments to Chapter 58, Code of the City of North Port, Florida, to Provide Affordable Housing Impact Fee Exemption or Reduction, Government Use Impact Fee Exemption, Amend the Impact Fee Deferral Program, and Process Improvements.

Attachments:

[Other Local Government Impact Fee Reductions on Affordable Housing](#)

[Government Use Exemption from Impact Fees Summary](#)

[Response to Legal Request - Impact Fee Exemption for Government Use \(2846](#)

[Draft Impact Fee Deferral Program](#)

[Staff Presentation](#)

- B. [25-2975](#) Discussion and Possible Action Regarding the Unified Land Development Code, Section 3.2.3.B. Non-Residential Uses in the Corridor Transitional (CT) and Corridor (COR) Zoning Districts (Limitation on Hours of Operation).

Attachments: [CT and COR All Uses](#)
 [Use Table Changes](#)
 [Noise Ordinance Specific Prohibitions](#)
 [Hours of Operation Report](#)
 [AGO 77-139 Business Hours Restrictions](#)
 [Economic Development Element](#)
 [Economic Development and Growth Management Pillar](#)
 [06-03-24 Workshop Minutes](#)
 [04-15-25 CEDAB Meeting Minutes](#)
 [06-02-25 Workshop Minutes](#)

- C. [25-2806](#) Discussion and Possible Action Regarding Commission Compensation Formula. (Requested by Mayor Stokes).

Attachments: [North Port, FL Code of the City](#)
 [North Port, FL Charter of the City](#)

8. PUBLIC COMMENT:

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9. COMMISSION COMMUNICATIONS:

- A. [25-2987](#) Commissioner Duval's Communications
B. [25-2988](#) Commissioner Langdon's Communications
C. [25-2989](#) Mayor Stokes' Communications
D. [25-2990](#) Vice Mayor Emrich's Communications
E. [25-2991](#) Commissioner Petrow's Communications

10. ADMINISTRATIVE AND LEGAL REPORTS:

11. ADJOURNMENT:

NOTICE OF AVAILABILITY OF REPORTS - The Agenda is a summary of the proposed actions to be taken by the City Commission. For almost every agenda item, the City staff has prepared materials for Commission consideration and provided a staff recommendation. All of these materials are available at the City Clerk's Office, during normal business hours, for inspection and (for a fee) copying. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status, marital status, sexual orientation, gender identity or expression, or physical characteristic in administration of its programs, activities or services.

No stenographic record by a certified court reporter is made of these recordings. Accordingly, anyone seeking to appeal any of the decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. Copies of the recordings are available (for a fee) at the City Clerk's Office.