



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes 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 Golen, Interim City Attorney*

*Heather Faust, City Clerk*

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Tuesday, January 28, 2025

6:00 PM

City Commission Chambers

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### **CALL TO ORDER**

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

### **ROLL CALL**

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

### **ALSO PRESENT**

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Board Specialist Lane, Police Chief Garrison, Fire Chief Titus, Assistant Development Services Director Barnes, Assistant Public Works Director Wisner, Public Works Director Speake, Assistant Utilities Director Brasefield, and Deputy City Manager Yarborough.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Josh Smith.

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

Mayor Stokes requested a motion to approve the agenda.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the agenda as presented. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

### **2. PUBLIC COMMENT:**

Ms. Faust read the following eComment into record:

Stephanie Gibson: Expressed concern with Capital Improvement Project (CIP) prioritization and borrowing limits.

In person:

Chuck English: Spoke to Myakkahatchee Creek access maintenance plan, forestry, and creek clearing projects.

Robin San Vicente: Spoke to temporary building/development moratorium.

Kevin Burris: Expressed concern with permitting procedures.

Josh Smith: Expressed concern with need for infrastructure.

Valdy Olender: Spoke to various law and statutes.

Debbie McDowell: Expressed concern regarding Price Boulevard bid and update to citizens.

### **3. ANNOUNCEMENTS**

**A. [25-1844](#)** Announcement of Current Advisory Board and Committee Vacancies

Mayor Stokes announced the item and called on the City Clerk to read the announcements.

Ms. Faust read the announcements into record.

### **4. CONSENT AGENDA:**

Mayor Stokes announced the item and queried the City Manager regarding items pulled from the consent agenda for discussion.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the consent agenda as presented. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**A. [24-1618](#)** Approve the Third Amendment to Agreement No. 2019-49 Rostan Solutions, LLC for Disaster Debris Monitoring Services and Financial Recovery Monitoring Services Between the City of North Port, Florida, and Rostan Solutions, LLC.

***This item was approved on the consent agenda.***

**B. [24-1619](#)** Approve the Disposition of Surplus Fleet Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida.

***This item was approved on the consent agenda.***

**C. [24-1685](#)** Approve the Fifth Amendment to Agreement No. 2019-48.001 Debris Management Services and Ancillary Preparation/Recovery Services Between the City of North Port, Florida, and Ceres Environmental Services, Inc.

***This item was approved on the consent agenda.***

**D. [25-1725](#)** Approve the License and Services Agreement with SWORN, Inc. for Members of the North Port Police Department to Participate in a Pilot

Program That Uses Advanced Analytics to Enhance Law Enforcement Health and Well-Being.

*This item was approved on the consent agenda.*

- E. [25-1753](#) Approve the Federally Funded Subaward and Grant Agreement for Hurricane Helene DR4828, Agreement Number Z4404 with the Florida Division of Emergency Management (FDEM) for Hurricane Helene and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

*This item was approved on the consent agenda.*

- F. [25-1761](#) Approve the Federally Funded Subaward and Grant Agreement for Hurricane Milton DR4834, Agreement Number Z4706 with the Florida Division of Emergency Management (FDEM) for Hurricane Milton and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

*This item was approved on the consent agenda.*

- G. [25-1773](#) Accept the Cash Receipts Summary Report for November 2024.

*This item was approved on the consent agenda.*

- H. [25-1785](#) Approve the Collective Bargaining Agreement Between the City of North Port and the American Federation of State, County, and Municipal Employees, Local 3432, (AFSCME).

*This item was approved on the consent agenda.*

- I. [25-1796](#) Approve the Appointment of Laurie File as an Alternate I Member to Serve on the Parks and Recreation Advisory Board From January 28, 2025, Through January 27, 2028.

*This item was approved on the consent agenda.*

- J. [25-1798](#) Approve the January 2, 2025 Commission Regular Meeting Minutes, January 6, 2025 Commission Workshop Minutes, January 14, 2025 Commission Regular Meeting Minutes

*This item was approved on the consent agenda.*

## **5. PUBLIC HEARINGS:**

### **PETITION**

- A. [CC-DMA-24-093](#) Consideration of Petition DMA-24-093 Ekos at Arbor Park II (QUASI-JUDICIAL).

Mayor Stokes announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read the petition title and swear in those wishing to provide testimony.

Ms. Faust read the petition title and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications.

Commissioner Duval disclosed a meeting with Boone Law Firm/Applicant and staff during one on one.

Commissioner Langdon disclosed a meeting with Boone Law Firm/Applicant and staff during one on one.

Mayor Stokes disclosed a meeting with Boone Law Firm/Applicant, County Commissioner and staff during one on one.

Vice Mayor Emrich disclosed a meeting with Boone Law Firm/Applicant and staff during one on one.

Commissioner Petrow disclosed a meeting with Boone Law Firm/Applicant and staff during one on one.

Ms. Faust stated there were no aggrieved parties.

Jeff Boone, Boone Law Firm, Chris Shear, and Eduardo Teran, McDowell Housing Partners, being duly sworn, provided a presentation including overview, McDowell Housing Partners overview, project details, aerial, Phase I and Phase II layouts, Development Master Plan Amendment (DMA) details including unit size and type, residential and commercial targets, amenities, and parking waiver request, project rents and compliance, commercial space limiting factors, photograph renderings, floor plans, timeline, quality design and sustainability, impact on community, completed Arbor Park Phase I photographs, affordable housing component, non-residential component, Unified Land Development Code (ULDC) requirements, Comprehensive Plan consistencies/inconsistencies, and request for approval.

Ms. Barnes, being duly sworn, provided a presentation including overview, staff review, current zoning and future land use, history, elevation design, modification request, highlights, proposed site plan, compliance with Comprehensive Plan and ULDC, future land use element goal 1 and objective 1, future land use element goal 2, future land use element Policy 2.1 Figure 1, Policy 2.25, recreation and open space objective 6, housing element objective 1 and Policies 1.7 and 2.6, ULDC Sections 53-103, 53-106, 53-107, 53-109, 53-110, and 53-113, public notice, and staff recommendation of denial.

Mr. Jackson and Jeff Boone, being duly sworn, provided a rebuttal regarding 2022 Development Master Plan (DMP), restrictions, Future Land Use Element Policy 2.25, and undeveloped land in activity center.

Ms. Barnes provided a rebuttal regarding 2022 DMP attachments with emphasis on Exhibit B1 and meeting minutes, and Comprehensive Plan policy.

Public Comment:

June Maugieri, being duly sworn, expressed support of higher residential and the petition.

Jim Maggert, being duly sworn, expressed support of affordable housing and the petition.

Garry Blake, being duly sworn, expressed support of affordable housing and the petition.

Debbie McDowell, being duly sworn, noted no connection to applicant and expressed support of the petition.

Josh Smith, being duly sworn, expressed support of the petition.

Commission questions and discussion took place regarding prior ULDC percentage targets for non-residential in activity center (AC) 5, current commercial ratio in AC5, federal credit allocations, Sarasota County allocation investment in affordable housing,

commercial percentages, impact of building up, unit square footage, allowed commercial uses, commercial interests, benefits to citizens, recent rezoning, affordable housing benefits, increased commercial options, fair housing laws and prioritizing applicants, applicant process, and office leasing.

Ms. Barnes provided closing arguments regarding recommendation of denial and AC uses.

Mr. Jeff Boone provided closing arguments regarding affordable housing benefits, undeveloped land in AC5, mixed uses, consistency with Comprehensive Plan, and request for approval.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to approve Petition No. DMA-24-093, with condition numbers 2-8 as identified in Section IV of the staff report; and waiver 1 as requested by the applicant, and find that, based on competent substantial evidence, the development master plan and the modifications comply and are consistent with the intent of the Unified Land Development Code and the Comprehensive Plan, and do not adversely affect the public interest.***

***Waiver:***

***1. To provide one lane of travel with parking on both sides in front of Building 1 between the building and W. Price Blvd. in an effort to save a heritage tree and allow additional parking in front of Building***

***Conditions:***

***Planning and Zoning— 1. Require that the mixed-use development be composed of not less than 35 percent of the total building square footage for nonresidential use as long as the 65 percent residential.***

***Fire/Rescue— 2. All proposed project or development shall comply with the Florida Fire Prevention Code (FFPC), 8th Edition (NFPA 1– Fire Code, 2021 Edition with State of Florida Amendments) and the City of North Port Unified Land Development Code (ULDC), Chapters 37 and 60 as outlined prior to formal submittal. Emergency Access Plans (EAP) for Fire Apparatus Access must be submitted for review and approval prior to commencement of all new construction as outlined in FFPC, 8th Edition (NFPA-1 Fire Code, 2021 Edition), § 1:18.1.3 and § 60-10(A-C) of the ULDC.***

***3. Maintain Fire Department Access during construction and no combustible products or materials are to be delivered or placed on site until fire hydrants are installed, tested, certified, placed in service, approved by the City of North Port Utilities, and meet the requirements outlined in §60-10 of the ULDC.***

***Utilities— 4. Before FDEP permits will be signed, North Port Utilities requires the following: a. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record. b. One engineer certified (sealed) estimate for the cost of utility construction. c. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.***

***5. Prior to commencement of utility site construction, three copies of shop Drawings plus any copies required by the applicant shall be submitted to the Utilities Department for review and approval.***

***6. Irrigation systems shall be designed and constructed to meet reuse standards.***

***7. Prior to utility site construction the Development Order, Department of Environmental Protection Permit, and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.***

***8. A developer agreement shall be negotiated with the utility department and approved by the Utilities Director and City Staff prior to DEP or DOH permits and***

*released.*

*The motion carried on the following vote with Commissioner Langdon dissenting due to need for more commercial:*

**Yes:** 4 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow and Mayor Stokes

**No:** 1 - Commissioner Langdon

Recess was taken from 8:18 p.m. until 8:28 p.m.

**ORDINANCE - First Reading**

**B. [ORD. NO. 2025-03](#)** An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Voters of the City of North Port, Florida at a Special Election; Providing a Referendum Question Determining Whether to Finance the New Police Department Headquarters Project Through the Issuance by the City of General Obligation Bonds Payable from the Proceeds of Ad Valorem Taxes Levied on all Taxable Property within the City in Amounts Sufficient to Pay Debt Service on Such Bonds; Providing for Findings; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Mayor Stokes announced the item and requested a motion to direct the City Clerk to ready by title only.

***A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:***

**Yes:** 4 - Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**Not Present:** 1 - Vice Mayor Emrich

Ms. Faust read the Ordinance by title only.

Commission questions and discussion took place regarding need for headquarters, concern with cost, removing "a portion" from the referendum question language, and educating public phases.

Public Comment:

Robin San Vicente: Expressed support of item and expressed concern regarding funding options.

Josh Smith: Expressed concern regarding cost and impact on citizens.

Debbie Mcdowell: Expressed support of the item and spoke to law enforcement fees.

Commission discussion took place regarding upcoming Town Halls.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to continue Ordinance No. 2025-03, as amended to remove the words "a portion of", to second reading on February 11, 2025. The motion carried on the following vote with Vice Mayor Emrich dissenting due to removing language:***

**Yes:** 4 - Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**No:** 1 - Vice Mayor Emrich

- C. [ORD. NO. 2025-04](#) An Ordinance of the City Of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Voters of the City of North Port, Florida at a Special Election; Providing a Referendum Question Determining Whether to Finance a New Solid Waste Transfer Station Through the Issuance by the City of Bonds Payable from the Revenues of the City's Solid Waste District; Providing for Findings; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding benefits for transfer station, estimated annual savings, and bond payments.

Public Comment:

Robin San Vicente: Expressed support of the item and concern with funding.

Debbie McDowell: Expressed support of the item and concern with timing.

Josh Smith: Expressed concern with timing and lack of planning.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to continue Ordinance No. 2025-04 to second reading on February 11, 2025. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

- D. [ORD. NO. 2025-05](#) An Ordinance of the City Of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Voters of the City of North Port, Florida at a Special Election; Providing a Referendum Question Determining Whether to Finance Certain Capital Improvements to a Wastewater Treatment Facility Through the Issuance by the City of Bonds Payable From the Revenues of the City's Water and Sewer Utility System; Providing for Findings; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Conflicts; Providing for Severability; and Providing an

Effective Date.

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

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding benefits of improvement.

Public Comment:

Robin San Vicente: Expressed support of the item and educating citizens.

Mayor Stokes closed the public hearing and requested a motion

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to continue Ordinance No. 2025-05 to second reading on February 11, 2025. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

### **ORDINANCE - Second Reading**

- E.** [ORD. NO. 2024-47](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 46, Article II, Section 46-45 Regarding Exceptions to Noise Violations; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item

There were no Commission questions or discussion.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to adopt Ordinance No. 2024-47 as presented. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

- F.** [ORD. NO. 2024-48](#) An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed before the Qualified Electors of the



City of North Port, Florida at the May 13, 2025 Special Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Authorize the City Commission to Issue Debt to Respond to a Declared Emergency or Disaster without Prior Voter Approval; Providing for the Full Text of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Publication of the Text of the Proposed Charter Amendment; Providing for Filing with the Florida Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding including language from Section 2.02(c) in the referendum question.

Public Comment:

Robin San Vicente: Expressed support of including additional language in the referendum questions.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to adopt Ordinance No. 2024-48 as amended for the referendum question to read "Florida law allows local governments to issue certain debt for various governmental purposes. The City Charter requires voter approval before the City issues any debt. Should the Charter be amended, allowing the City to issue debt payable from funds other than property taxes without voter approval if the debt is used to remove debris from, repair, or reconstruct, any public infrastructure or capital facilities damaged as a direct result of a declared emergency or disaster." The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**G.** [ORD. NO. 2024-49](#)

An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Electors of the City of North Port, Florida at the May 13, 2025 Special Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Remove the Residency Requirements for the City Clerk and City Attorney Positions; Providing for the Full Text of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Publication of the Text of the Proposed Charter Amendment; Providing for Filing with the Florida

Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

Josh Smith: Expressed opposition to the item.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to adopt Ordinance No. 2024-49 as presented. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**H. [ORD. NO. 2025-01](#)**

An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2024-2025 for Hurricane Ian Repairs and Additional Costs to Park Impact Fee Projects P21VET Circle of Honor; P17EPI Environmental Park Improvements; and P24LTC Legacy Trail Connection to Warm Mineral Springs in the Amount of \$3,171,180; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions and discussion.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to adopt Ordinance No. 2025-01 as presented. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**I. [ORD. NO. 2025-02](#)**

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 74-151 to Designate Additional City Roadways for the Operation of a Golf Cart; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to adopt Ordinance No. 2025-02 as presented. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

## **RESOLUTION**

- J. [RES. NO. 2025-R-10](#) A Resolution of the City of North Port, Florida, Amending City Commission Policy No. 2021-05 Related to Commission Meeting Schedules, Notices, and Agendas; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only and introduced the item.

There were no Commission questions or discussion.

Public Comment:

Robin San Vicente: Expressed concern regarding language relative to one day meeting and one night evening meeting.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to adopt Resolution No. 2025-R-10 as presented. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

- K. [RES. NO. 2025-R-11](#) A Resolution of the City Commission of the City of North Port, Florida, Amending City Commission Policy No. 2020-04 Related to the Procedures and Methods for Public Comment in City Commission Meetings and Workshops; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only and introduced the item.

There were no Commission questions or discussion.

Public Comment:

Robin San Vicente: Spoke to the timing of public comment on agenda items, character count on eComment and voice mail allotted time.

Mayor Stokes closed the public hearing and requested a motion.

**A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to adopt Resolution No. 2025-R-11 as presented. The motion carried on the following vote with Commissioner Duval and Commissioner Petrow dissenting due to time/character constraints and timing of public comment:**

**Yes:** 3 - Vice Mayor Emrich, Commissioner Langdon and Mayor Stokes

**No:** 2 - Commissioner Duval and Commissioner Petrow

Mr. Fletcher spoke to process for determination of character limits and processes for public comment.

**6. GENERAL BUSINESS:**

**A. [25-1795](#)** Discussion and Possible Action Regarding the Appointment of Paul Jackomin and Ali Akaeva to the Environmental Advisory Board.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding timing of application receipt and expected college transfer of Ali Akaeva.

There was no public comment.

Mayor Stokes requested a motion.

**A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to approve the appointment of Ali Akaeva as a Regular Member and Paul Jackomin as an Alternate I Member on the Environmental Advisory Board to serve a term January 28, 2025, through January 27, 2028. The motion carried on the following vote:**

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**B. [25-1797](#)** Discussion and Possible Action Regarding the Appointment of Richard Gortz, Charles Wolf, and Jessica Mccamey to the Planning and Zoning Advisory Board.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding background provided on the applicants and benefits of experience on Planning and Zoning Advisory Board (PZAB).

Public Comment:

Robin San Vicente: Spoke about developers being appointed to the Planning and Zoning Advisory Board.

Mayor Stokes requested a motion.

**A motion was made by Commissioner Duval, seconded by Vice Mayor Emrich, to approve the appointment of Richard Gortz to serve as an Alternate I Member and Charles Wolf to serve as an Alternate II Member on the Planning and Zoning Advisory Board from January 28, 2025, through January 27, 2029.**

**A motion to amend was made by Commissioner Langdon, seconded by Commissioner Duval, to appoint Charles Wolf to serve as Alternate I and Richard Gortz to serve as Alternate II. The motion to amend carried on the following vote:**

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

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

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**C. [24-1038](#)**

Discussion and Possible Action to Approve the Eleventh Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract Phase II with Jon F. Swift, Inc., in the Amount of \$72,607.00, for Demolition Services of the Utilities Administration Building.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Stokes requested a motion.

**A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to approve the Eleventh Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract Phase II with Jon F. Swift, Inc., in the amount of \$72,607.00, for demolition services of the Utilities Administration Building. The motion carried on the following vote:**

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**D. [24-1149](#)**

Discussion and Possible Action to Approve the Sixth Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract Phase II with Wharton-Smith, Inc., in the Amount of \$332,217.00, for Repairs to the Senior Center.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the Sixth Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract Phase II with Wharton-Smith, Inc., in the amount of \$332,217.00, for repairs to the Senior Center. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**E. [24-1150](#)**

Discussion and Possible Action to Approve the Eighth Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract Phase II with Wharton-Smith, Inc., in the Amount of \$204,679.00, for Repair Services at the Family Service Center Building.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the Eighth Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract Phase II with Wharton-Smith, Inc., in the amount of \$204,679.00, for repair services at the Family Service Center Building. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

**F. [24-1152](#)**

Discussion and Possible Action to Approve the Fourth Amendment to Construction Manager at Risk Contract No. 2023-17.003 for Construction Services Contract Phase II with Ajax Building Company, LLC., in the Amount of \$360,730.13, for Lighting Repairs in the Open Spaces of the City Hall Campus.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to approve the Fourth Amendment to Construction Manager at Risk Contract No. 2023-17.003 for Construction Services Contract Phase II with Ajax Building Company, LLC, in the amount of \$360,730.13, for repairs to the lighting in the open spaces of the City Hall campus. The motion carried on the following vote:***

**Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

## **7. PUBLIC COMMENT:**

Chuck English: Expressed concern regarding communications between advisory boards and Commission and support for advisory board appointments.

## **8. COMMISSION COMMUNICATIONS:**

- A.** [25-1826](#) Commissioner Duval's Communications  
Commissioner Duval reported on events attended.
- B.** [25-1825](#) Commissioner Petrow's Communications  
Commissioner Petrow reported on important topics.  
Mr. Fletcher spoke to comprehensive Capital Improvement Project (CIP), report timeline, referendum information, and Price Boulevard Widening Project.
- C.** [25-1824](#) Commissioner Langdon's Communications  
Commissioner Langdon noted she will submit her report to the City Clerk.
- D.** [25-1823](#) Vice Mayor Emrich's Communications  
Vice Mayor Emrich did not have a report.
- E.** [25-1822](#) Mayor Stokes' Communications  
Mayor Stokes reported on events attended and important topics.

## **9. ADMINISTRATIVE AND LEGAL REPORTS:**

Mayor Stokes called on Charter Officers for reports.

- A.** [25-1727](#) City Attorney's Monthly Report  
Mr. Golen did not have a report.
- B.** [25-1752](#) City Manager Report  
Mr. Fletcher did not have a report.
- C.** [25-1828](#) City Clerk's Monthly Report  
Ms. Faust did not have a report.

## **10. ADJOURNMENT:**

Mayor Stokes adjourned the meeting at 10:33 p.m.

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

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