



# 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 Golen, Interim City Attorney*

*Heather Faust, City Clerk*

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Tuesday, October 14, 2025

10:00 AM

City Commission Chambers

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**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](http://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. [25-2913](#) 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. [25-2451](#) Approve the Tenth Amendment to Agreement No. 2015-19, Professional Engineering Services for the Widening of Price Boulevard, From Sumter Boulevard to Toledo Blade Boulevard by and Between the City of North Port, Florida, and Consor North America, Inc. in the Amount of \$295,796.50.

**Attachments:** [Amendment Ten to Agreement](#)  
[Purchasing Form](#)  
[Amendment Nine to Agreement](#)  
[Amendment Eight to Agreement](#)  
[Amendment Seven to Agreement](#)  
[Amendment Six to Agreement](#)  
[Amendment Five to Agreement](#)  
[Amendment Four to Agreement](#)  
[Amendment Three to Agreement](#)  
[Amendment Two to Agreement](#)  
[Amendment One to Agreement](#)  
[Agreement](#)  
[Notice of Name Change](#)  
[Florida Division of Corporations Document](#)

- B. [25-2467](#) Approve the Contract Addendum for Hosting Services With Vermont Systems (RecTrac).

**Attachments:** [Vermont Systems Hosting Services Addendum](#)  
[Vermont Systems Payment Services Addendum](#)  
[Vermont Systems Software License, Maintenance and Support Agreement](#)  
[Florida Division of Corporations](#)

- C. [25-2493](#) Approve the Seventeenth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract Phase II by and between the City of North Port, Florida and Halfacre Construction Company for Installation of Portable Office Trailers in the Amount of \$535,297.64.

**Attachments:**     [Seventeenth Amendment to Contract No. 2023-17.002](#)  
[Contract No. 2023-17.002](#)  
[Florida Division of Corporations](#)

- D.     [25-2532](#)     Approve the Memorandum of Understanding Between the City of North Port, Florida, and the North Port Art Center to Memorialize the City's Support for a Future Ground Lease on City Owned Property Located on Sam Shapos Way.

**Attachments:**     [Memorandum of Understanding](#)  
[Lease Agreement](#)  
[June 24, 2025 Meeting Minutes](#)  
[Florida Division of Corporations](#)

- E.     [25-2813](#)     Approve the Eighteenth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Phase II by and Between the City of North Port and Halfacre Construction Company for Construction of the Boca Chica Park in the Amount of \$821,336.20.

**Attachments:**     [Eighteenth Amendment to Contract No. 2023-17.002](#)  
[Contract No. 2023-17.002](#)  
[Boca Chica Site Plan](#)  
[Florida Division of Corporations Document](#)

- F.     [25-2814](#)     Approve the Fourteenth Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract Phase II by and Between the City of North Port, Florida, and Wharton-Smith, Inc., for Construction of the Dallas White Park Multi-Use Field and ADA Improvements in the Amount of \$1,457,054.

**Attachments:**     [Fourteenth Amendment to Contract 2023-17.001](#)  
[Contract 2023-17.001](#)  
[Dallas White Park Site Plan](#)  
[Florida Division of Corporations Document](#)

- G.     [25-2834](#)     Approve Agreement No. 2025-02 Non-Exclusive Disaster Debris Monitoring Services and Financial Recovery Management Agreement by and Between the City of North Port, Florida, and Rostan Solutions, LLC (Primary Vendor) and Thompson Consulting Services, LLC (Secondary Vendor) and Authorize the City Manager to Approve the Future Renewal Terms.

**Attachments:** [Agreement 2025-02 Rostan Solutions, LLC](#)  
[Agreement 2025-02 Thompson Consulting Services, LLC](#)  
[RFP 2025-02 Notice of Intent to Award](#)  
[RFP 2025-02 Proposal Ranking](#)  
[RFP 2025-02 Submittal Rostan Solutions, LLC](#)  
[RFP 2025-02 Submittal Thompson Consulting Services, LLC](#)  
[RFP 2025-02 Solicitation](#)  
[Sunbiz Rostan Solutions, LLC](#)  
[Florida Division of Corporations Document Thompson Consulting Services, LLC](#)

- H. [25-2835](#) Approve Agreement No. 2025-01 Emergency Response Services, Disaster Debris Management Services, and Ancillary Preparation/Recovery Services in the City of North Port by and Between the City of North Port, Florida, and Ceres Environmental Services, Inc., (Primary Vendor), Crowder-Gulf Joint Venture, Inc., (Secondary Vendor), and DRC Emergency Services, LLC, (Tertiary Vendor) and Authorize the City Manager to Approve the Future Renewal Terms.

**Attachments:** [Agreement No. 2025-01 Ceres Environmental Services, Inc.](#)  
[Agreement No. 2025-01 Crowder-Gulf Joint Ventures, Inc.](#)  
[Agreement No. 2025-01 DRC Emergency Services, LLC](#)  
[RFP No. 2025-01 Notice of Intent to Award](#)  
[RFP No. 2025-01 Proposal Ranking](#)  
[RFP No. 2025-01 Submittal Ceres Environmental Services, Inc.](#)  
[RFP No. 2025-01 Submittal Crowder-Gulf Joint Ventures, Inc.](#)  
[RFP No. 2025-01 Submittal DRC Emergency Services, LLC](#)  
[RFP No. 2025-01 Solicitation and Addenda](#)  
[Sunbiz Ceres Environmental Services, Inc.](#)  
[Sunbiz Crowder-Gulf Joint Venture, Inc.](#)  
[Sunbiz DRC Emergency Services, LLC](#)

- I. [25-2854](#) Approval of the September 18, 2025 Commission Special Meeting Minutes

**Attachments:** [9-18-25 Minutes](#)

- J. [25-2855](#) Accept the Cash Receipts Summary Report for August 2025.

**Attachments:** [Cash Receipts Summary - August 2025](#)

- K. [25-2860](#) Approve Award of Request for Bid 2025-38 Lazy River Resurfacing Project to Electro Mechanic Industries, LLC in the Amount of \$261,484 Plus a Construction Contingency of \$26,148 for an Amount Not to Exceed \$287,632.

**Attachments:**      [Contract No. 2025-38](#)  
[RFB No. 2025-38 Notice of Intent to Award](#)  
[RFB No. 2025-38 with all Addenda](#)  
[RFB No. 2025-38 Electro Mechanic Industries LLC Submittal](#)  
[Florida Division of Corporations](#)

- L.      [25-2866](#)      Approval of the September 23, 2025 Regular Meeting Minutes

**Attachments:**      [9-23-25 Minutes](#)

## **5. PUBLIC HEARINGS:**

### **ORDINANCE - First Reading:**

- A.      [ORD. NO. 2025-28](#)      An Ordinance of the City of North Port, Florida, Amending the Central Parc at North Port (Activity Center 9) Pattern Plan to Revise the Buffer Plan; Amending Article III, Table 3.3.1.2: Dimensional Standards and Article IV, Development Standards of the Unified Land Development Code to Reference the Amended Central Parc at North Port Pattern Plan; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL).

**Attachments:**      [Ordinance No 2025-28 - Second Reading](#)  
[Ordinance No 2025-28 - First Reading](#)  
[Staff Report with Exhibits](#)  
[Staff Presentation](#)  
[Ex-Parte through 10-13-25](#)  
[PZAB Action Report](#)

- B.      [ORD. NO. 2025-31](#)      An Ordinance of the City of North Port, Florida, Regarding Sales of Alcoholic Beverages in Proximity to Churches and Schools; Amending the Code of the City of North Port, Florida, Sections 6-1 and 6-4; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

**Attachments:**      [Ordinance No. 2025-31](#)  
[June 2, 2025 City Commission Workshop Minutes](#)  
[June 2, 2025 Workshop Agenda Item Staff Summary](#)  
[North Port and Surrounding Local Government Distance Regulations](#)  
[Economic Development Element](#)  
[Economic Development and Growth Management Pillar](#)  
[April 15, 2025 CEDAB Meeting Minutes](#)

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

- C. [ORD. NO. 2025-30](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Schedule for Utilities Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

#### **RESOLUTION:**

- D. [RES. NO. 2025-R-52](#) A Resolution of the City Commission of the City of North Port, Florida, Authorizing the City Commission to Participate in a Joint Meeting With the Sarasota County Commission to Receive, Discuss, and Act Upon Matters of Mutual Interest; Incorporating Recitals; Providing for Severability; and Providing an Effective Date.

**Attachments:** [Resolution](#)

#### **6. GENERAL BUSINESS:**

- A. [25-2904](#) Discussion and Possible Action Regarding the Request From the Kiwanis Club, Inc. of North Port for Placement of a Portable Building on City Owned Property at Dallas White Park, Located at 5900 Greenwood Avenue, North Port, Florida, 34287.

**Attachments:** [Request](#)  
[Submission Kiwanis Foundation of North Port Inc.](#)  
[2025 Initiative Budget-FINAL 2 copy \(2\)](#)  
[Portable 60x24 New Office Quote \(1\)](#)

- B. [25-2903](#) Discussion and Possible Action Regarding the City of North Port 2026 State and Federal Legislative Priorities.

**Attachments:** [2025 State Legislative Priorities](#)  
[2025 Federal Legislative Priorities](#)  
[Sarasota County 2026 Legislative Priorities](#)

- C. [25-2709](#) Discussion and Possible Action Regarding Projects for 2026 State and Federal Legislative Funding Consideration.

- D. [25-2898](#) Discussion and Possible Action Regarding a Proposed Ordinance Establishing Stricter Residency, Clustering, and Activity Restrictions for Registered Offenders and Predators, Including a Comparison of Current City of North Port Laws With Ordinances Adopted in Miami-Dade County, Putnam County, and Existing State of Florida Density Restrictions. (Requested by Commissioner Duval).

**Attachments:**      [Florida Statute Chapter 775](#)  
[Miami-Dade Residence Address Compliance](#)  
[2025-021Sexual Offender Act](#)

- E.      [25-2915](#)      Discussion and Possible Action Regarding Suggested Agenda Items for the 2026 Convocation of Governments.

**Attachments:**      [January 15, 2025 Convocation Minutes](#)

## **7. 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.)

## **8. COMMISSION COMMUNICATIONS:**

- A.      [25-2907](#)      Commissioner Duval's Communications
- B.      [25-2908](#)      Commissioner Langdon's Communications
- C.      [25-2909](#)      Mayor Stokes' Communications
- D.      [25-2910](#)      Vice Mayor Emrich's Communications
- E.      [25-2911](#)      Commissioner Petrow's Communications

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

## **10. 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.