



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*

Tuesday, October 14, 2025

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Stokes called the meeting to order at 10:00 a.m.

ROLL CALL

Present: 4 - Mayor Pete Emrich, Commissioner Demetrius Petrow, Vice Mayor Barbara Langdon and Commissioner Philip Stokes
Absent: 1 - Commissioner David Duval

ALSO PRESENT

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Board Specialist Lindner, Police Chief Garrison, Deputy Fire Chief Herlihy, Parks and Recreation Director Pfundheller, Planner III Willette-Grondin, Development Services Deputy Director Barnes, Public Works Director Speake, Grants Division Manager Malingowski, and Natural Resources Manager Kalev.

Mayor Stokes acknowledged prior Commissioner James Blutcher.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by James Blutcher.

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: 4 - Mayor Emrich, Commissioner Petrow, Vice Mayor Langdon and Commissioner Stokes

Absent: 1 - Commissioner Duval

2. PUBLIC COMMENT:

Ms. Faust played the following voicemail into the record:

Gary Thalman: Expressed support of the Central Parc Pattern Plan Amendment and the Planning and Zoning Advisory Board's (PZAB) recommendation.

Ms. Faust read the following eComment into the record:

Brock Mitchell: Expressed support of the Central Parc Development Master Plan Amendment.

In Person:

Joan Morgan: Spoke to Commission involvement with nonprofits and expressed support of Item Nos. 25-2532 and 25-2813.

Chris Johnson: Spoke to disaster recovery and rebuilding efforts following recent hurricanes, partnerships with volunteer organizations, and ongoing case management and outreach programs.

3. ANNOUNCEMENTS**A. 25-2913 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 the 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 Commissioner Langdon, seconded by Vice Mayor Emrich, to approve the consent agenda with the exception of Item Nos. 25-2532 and 25-2813 being pulled for discussion. The motion carried on the following vote:

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

Absent: 1 - Commissioner Duval

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.

This Item was approved on the consent agenda.

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

This Item was approved on the consent agenda.

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.

This Item was approved on the consent agenda.

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.

Mayor Stokes announced the item.

Commissioner Langdon spoke to the item.

Commission questions and discussion took place regarding nonprofit support, land lease terms, policy development, legal review, fundraising, taxpayer spending, and Memorandum of Understanding (MOU) updates.

Mr. Golen spoke to redrafting the MOU to clarify termination processes.

Commission questions and discussion continued regarding include language regarding milestones, cancellation terms, and future MOU revisions.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Manager to work with Awaken Food Pantry, Senior Center, Kiwanis Club, and the Art Center to identify needs and expectations and to bring back for a future meeting an agenda item for discussion and possible action on how to approach the space building and other needs in order retain the non-profits within the boundaries of North Port. The motion carried on the following vote with Mayor Stokes dissenting due to the need of clarification on the order in which actions would occur, while expressing overall support for the majority direction moving forward:

Yes: 3 - Mayor Emrich, Commissioner Petrow and Vice Mayor Langdon

No: 1 - Commissioner Stokes

Absent: 1 - Commissioner Duval

Mr. Fletcher spoke to lease policy revisions and next meeting date.

Mayor Stokes requested a motion and passed the gavel to Vice Mayor Emrich.

A motion was made by Mayor Stokes, seconded by Commissioner Langdon, to direct the City Attorney to review the Memorandum of Understanding to create consistency regarding termination to ensure either party has the right to terminate

for any reason.

Commission questions and discussion continued regarding inclusion of annual milestones, MOU flexibility, avoiding unnecessary fundraising goals, potential updates to the MOU during future review, and timeline for bringing the revised document back for consideration.

A motion to amend was made by Commissioner Langdon, seconded by Commissioner Petrow, to include language regarding milestones. The motion to amend carried on the following vote with Mayor Stokes dissenting:

Yes: 3 - Mayor Emrich, Commissioner Petrow and Vice Mayor Langdon

No: 1 - Commissioner Stokes

Absent: 1 - Commissioner Duval

The main motion as amended carried on the following vote:

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

Absent: 1 - Commissioner Duval

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.

Mayor Stokes announced the item.

Commissioner Langdon spoke to the item.

Commission questions and discussion took place regarding nonprofit lease terms, City-owned property use, maintenance, park impact fees, park impact fee refunding processing timeline, Emergency Operations Center (EOC), and upcoming development master plan.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Petrow, to approve Item No. 25-2813 as presented. The motion carried on the following vote with Commissioner Langdon dissenting due to it not being the proper time to evaluate the construction of a new park:

Yes: 3 - Mayor Emrich, Commissioner Petrow and Commissioner Stokes

No: 1 - Vice Mayor Langdon

Absent: 1 - Commissioner Duval

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.

This Item was approved on the consent agenda.

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.

This Item was approved on the consent agenda.

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.

This Item was approved on the consent agenda.

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

This Item was approved on the consent agenda.

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

This Item was approved on the consent agenda.

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.

This Item was approved on the consent agenda.

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

This Item was approved on the consent agenda.

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).

Mayor Stokes announced the item, stated this is a quasi-judicial hearing, 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: 4 - Mayor Emrich, Commissioner Petrow, Vice Mayor Langdon and Commissioner Stokes

Absent: 1 - Commissioner Duval

Ms. Faust read the Ordinance by title only, swore in those wishing to provide testimony, and stated there were no aggrieved parties.

Mayor Stokes called for disclosure of ex parte communications.

Commissioner Petrow disclosed a conversation with Williams Parker and other representatives. Mayor Stokes spoke to one on one meetings with the City Manager. Commissioner Langdon had very minimal conversation in her agenda briefing. Vice Mayor Emrich disclosed no ex parte communications.

Peter Van Buskirk, Kimley Horn and Associates, being duly sworn, provided a presentation including request, zoning and uses, January 2018 concept, July 2018 concept, Section 21-9, Table 1, Unified Land Development Code (ULDC) required landscape buffers, landscape buffer areas as proposed in amendment, current buffer plan, proposed revisions to the plan, staff recommendations, lake 13, waiver 1, lake 5, waiver 2, lake 9, Comprehensive Plan consistency, compliance with applicable findings review criteria, and request for approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, history, site information, proposed changes, waiver requests, staff analysis, Central Parc approved and proposed buffers, analysis of buffer changes, required planting locations, analysis of requested waivers 1 and 2, request to change the buffer type b to sod for lake 13, review process pre-application meeting, natural resources concerns, consistency with Florida Statutes, the Comprehensive Plan, and ULDC, public comment, neighborhood meeting, public notice, legal review, business impact estimate, Planning and Zoning Advisory Board recommendation, and staff recommendations.

Mr. Buskirk provided a rebuttal regarding buffer landscaping, noise reduction, community support, villa classification, and state compatibility rules.

Ms. Willette-Grondin provided a rebuttal regarding multi-family and single-family compatibility, and buffer requirements.

Public Comment:

In Person:

James Murphy, being duly sworn: Expressed opposition of the item.

Steven Skoda, being duly sworn: Expressed support of the item and opposition to tree plantings near lake 7.

James Blutcher, being duly sworn: Expressed support of the item and opposition to lake

landscaping.

Ron Barrier, being duly sworn: Expressed support of the item and opposition to tree plantings near lake 13.

Commission questions and discussion took place regarding sod environmental impacts.

Mr. Kalev, being duly sworn, provided an overview of ecological perspectives regarding sod placement versus vegetation.

Commission questions and discussion continued regarding vegetation, waivers, buffer options, ecological importance of vegetation around lakes, concerns of erosion and flooding, staff communication with residents, Home Owner's Association (HOA) buffer approvals, and clarification of options presented.

Mr. Kalev provided an overview of sod soil stabilization and benefit of trees and shrubs for protection against storm events.

Ms. Willette-Grondin provided clarity on one on one communications with HOAs, email communications with public, and staff recommendations.

Ms. Willette-Grondin provided closing arguments regarding staff recommendation, buffer requirements, and code compliance.

Mr. Buskirk provided closing arguments regarding report, buffer waivers, neighborhood completion, erosion control, and project approval request.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to continue Ordinance No. 2025-28 to second reading on October 28, 2025 with Option 3 including all waivers. The motion failed on the following vote with Commissioner Petrow and Mayor Stokes dissenting due to concerns over design, ecology, and citizen involvement:

Yes: 2 - Mayor Emrich and Vice Mayor Langdon

No: 2 - Commissioner Petrow and Commissioner Stokes

Absent: 1 - Commissioner Duval

Commission questions and discussion continued regarding voting procedures, waiver requests, ecological benefits, citizen input, and applicant compliance concerns.

Mr. Golen provided clarity regarding meeting procedure.

Ms. Faust spoke to waiver or no waiver decision procedures.

Commission questions and discussion continued regarding planting procedures clarity.

Ms. Faust spoke to meeting procedure.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to continue Ordinance No. 2025-28 to second reading on October 28, 2025. The motion failed on the following vote with Commissioner Petrow and Mayor Stokes dissenting due to concerns over tree removals:

Yes: 2 - Mayor Emrich and Vice Mayor Langdon

No: 2 - Commissioner Petrow and Commissioner Stokes

Absent: 1 - Commissioner Duval

Commission questions and discussion continued regarding meeting procedures, next steps, waiver options, and buffer compromises.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Manager and staff to work with the developer and community groups to determine if there can be negotiations and movement on both sides to minimize the disruption of views and address environmental concerns and to continue to second reading on October 28, 2025. The motion carried on the following vote:

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

Absent: 1 - Commissioner Duval

Recess was taken from 12:23 p.m. until 1:04 p.m.

**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.

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: 4 - Mayor Emrich, Commissioner Petrow, Vice Mayor Langdon and Commissioner Stokes

Absent: 1 - Commissioner Duval

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding distance requirements, bar and restaurant definitions, food service percentages, licensing, and state regulation consistency.

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 continue Ordinance No. 2025-31 to second reading on October 28, 2025. The motion carried on the following vote:

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

Absent: 1 - Commissioner Duval

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.

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. 2025-30 as presented. The motion carried on the following vote:

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

Absent: 1 - Commissioner Duval

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.

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

Ms. Faust read the Resolution 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 Resolution No. 2025-R-52 as presented. The motion carried on the following vote:

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

Absent: 1 - Commissioner Duval

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.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Mayor Stokes called for public comment.

Public comment:

Ms. Faust read the following eComment into the record:

Nonprofits: Spoke to community partnerships and Clothing Closet Program.

In Person:

Ms. Cislo: Spoke to Clothing Closet needs.

Commission questions and discussion took place regarding nonprofit policy consistency, lease options and fees, site suitability for the portable, grant timelines and funding, city financial impact, and direction to staff to explore space options.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Manager to identify options to offer the Kiwanis Club of North Port, Inc. space at Dallas White Park. The motion carried on the following vote:

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

Absent: 1 - Commissioner Duval

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

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding property tax impacts, Senate Bill 180 (2025), insurance rate concerns, the new police headquarters, widening Toledo Blade Boulevard, construction of the I-75 interchange, and overall infrastructure funding strategies.

There was no public comment.

C. 25-2709 Discussion and Possible Action Regarding Projects for 2026 State and Federal Legislative Funding Consideration.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding state and federal funding priorities, emergency services facilities, infrastructure projects, environmental preservation, and county coordination on sex offender regulations.

There was no public comment.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the list of projects for 2026 state and Federal legislative funding consideration, as presented. The motion carried on the following vote:

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

Absent: 1 - Commissioner Duval

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).

Mayor Stokes announced the item.

Ms. Faust introduced the item on behalf of Commissioner Duval.

Commission questions and discussion took place regarding sex offender residency regulations, legal review, county coordination, and future action.

Mr. Garrison expressed support of the item and spoke to legislative limits, need for Sheriff's guidance, and regional consistency across Sarasota County.

Public Comment:

Ms. Faust read the following eComments into the record:

Casey Ruark: Expressed support of stricter offender residency restrictions.

Erik Henderson: Expressed support of stricter offender residency restrictions.

Danielle Santoro: Expressed support of stricter offender residency restrictions.

In Person:

Hannah Crosby: Expressed support of stricter offender residency restrictions and referenced related county ordinances and state law.

Tricia Gibbs: Expressed support of stricter offender residency restrictions and referenced related county ordinances and state law.

E. 25-2915 Discussion and Possible Action Regarding Suggested Agenda Items for the 2026 Convocation of Governments.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding upcoming joint meeting preparations, school board and charter school matters, school partnerships, and agenda scheduling.

7. PUBLIC COMMENT:

Public Comment:

Ms. Faust read the following eComment into the record:

Lynn Hutcherson: Spoke to support for the Central Park Development Master Plan Amendment.

8. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

A. 25-2907 Commissioner Duval's Communications

Commissioner Duval was absent and did not have a report.

B. 25-2908 Commissioner Langdon's Communications

Commissioner Langdon did not have a report.

C. 25-2909 Mayor Stokes' Communications

Mayor Stokes did not have a report.

D. 25-2910 Vice Mayor Emrich's Communications

Vice Mayor Emrich did not have a report.

E. 25-2911 Commissioner Petrow's Communications

Commissioner Petrow spoke to events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes called on Charter Officers for reports.

There were no reports.

10. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 2:37 p.m.

City of North Port, Florida

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk