



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

CITY COMMISSIONERS

Pete Emrich, Mayor
Barbara Langdon, Vice Mayor
Phil Stokes, Commissioner
David Duval, Commissioner
Demetrius Petrow, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager
Michael Fuino, City Attorney
Heather Faust, City Clerk

Tuesday, February 10, 2026

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Emrich called the meeting to order at 10:00 a.m. and provided required notifications regarding conducting a hybrid meeting.

ROLL CALL

Vice Mayor Langdon stated she will be attending the hybrid meeting via Communications Media Technology (CMT) due to experiencing a medical condition.

A motion was made by Commissioner Stokes, seconded by Commissioner Petrow, to accept the use of CMT for a hybrid meeting. The motion carried on the following vote:

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

ALSO PRESENT

City Manager Fletcher, City Attorney Fuino, City Clerk Faust, Deputy City Clerk Powell, Board Specialist Lindner, Police Chief Garrison, Deputy Police Chief Morales, Fire Chief Titus, Planner III Willette-Grondin, Planner II Silva, Development Services Deputy Director Barnes, Development Services Director Ray, Communications Manager Bartolone, Marketing and Engagement Manager Sutherland, and Brand Design Specialist DeCastro.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chuck English.

1. APPROVAL OF AGENDA

Mayor Emrich requested a motion to approve the agenda.

A motion was made by Commissioner Stokes, seconded by Commissioner Petrow, to approve the agenda as presented. The motion carried on the following vote:

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

2. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:

Kiwanis Club: Expressed support of Item No. 26-0259 and opposition to Item No. 26-0364.

In Person:

Ron Alexander: Spoke to opposition of cameras and property violations.

3. ANNOUNCEMENTS

A. [26-0136](#) Announcement of Current Advisory Board and Committee Vacancies

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

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Petrow, to approve the items in the consent agenda. The motion carried on the following vote:

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

A. [25-3009](#) Approve the Licensed Training Provider Agreement and Centennial Addendum By and Between the American National Red Cross and the City of North Port, Florida, for a Thirty-Six Month Term at Contract Unit Prices.

This item was approved on the consent agenda.

B. [26-0175](#) Approve the Application to the Florida Legislature for the Solid Waste Transfer Station Project for Consideration in the Fiscal Year 2026 State of Florida Appropriations, in the Amount of \$5,000,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City of North Port.

This item was approved on the consent agenda.

C. [26-0209](#) Approve the Annual Security Complete Limited Warranty Agreement for the Provision of Insurance Coverage in the Event

of a Security Incident.

This item was approved on the consent agenda.

- D. [26-0257](#) Approve Multi-Award Professional Engineering Services - Continuing Services Contracts for City of North Port General Planning Services for: 1) Agreement Number 2025-36.01, By and Between the City of North Port and Ayres Associates, Inc.; 2) Agreement Number 2025-36.02, By and Between the City of North Port and Bowman Consulting Group, LTD., Inc.; 3) Agreement Number 2025-36.03, By and Between the City of North Port and Infrastructure Consulting & Engineering, LLC; 4) Agreement Number 2025-36.04, By and Between the City of North Port and Johnson Engineering, LLC; 5) Agreement Number 2025-36.05, By and Between the City of North Port and Kimley-Horn and Associates, Inc.; and 6) Agreement Number 2025-36.06, By and Between the City of North Port and RVI Planning + Landscape Architecture, Inc. and Authorize the City Manager to Approve Future Renewals in Accordance With the Terms and Conditions in the Agreements.

This item was approved on the consent agenda.

- E. [26-0289](#) Approve the Acceptance of the Community Grant From the Walmart Foundation in the Amount of \$3,500 to be Used for Shop With a Cop and Home for the Holidays Programs.

This item was approved on the consent agenda.

- F. [26-0291](#) Approve the Application for the 2025 Patrick Leahy Bulletproof Vest Partnership Grant in the Amount of \$22,387.50, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

This item was approved on the consent agenda.

- G. [26-0330](#) Approve the Appointment of Kevin D. Wallace as a Regular Member to Serve a First Term on the Parks and Recreation Advisory Board From February 10, 2026, Through February 10, 2029.

This item was approved on the consent agenda.

- H. [26-0335](#) Approve the January 5, 2026 Commission Workshop Minutes, January 6, 2026 Commission Workshop Minutes, and January 8, 2026 Commission Regular Minutes.

This item was approved on the consent agenda.

- I. [26-0349](#) Approve the Seventeenth Amendment to Agreement No. 2023-17.001 By and Between the City of North Port, Florida, and Wharton-Smith, Inc., Eighteenth Amendment to Agreement 2023-17.002 By and Between the

City of North Port, Florida and Halfacre Construction Company, Sixth Amendment to Agreement 2023-17.003 By and Between the City of North Port, Florida, and AJAX Building Company LLC, Thirteenth Amendment to Agreement 2023-17.004 By and Between the City of North Port, Florida, and Jon F. Swift, Inc., and Third Amendment to Agreement 2023-17.005 By and Between the City of North Port, Florida, and Willis A. Smith Construction Inc., for Construction Manager at Risk Services Adding a Renewal Term of Two (2) Additional Two (2) Year Terms by Mutual Agreement and Within Budgetary Limitations, at the Same Terms and Conditions and Authorize the City Manager to Approve all Future Renewals.

This item was approved on the consent agenda.

- J. [26-0350](#) Approve Multi-Award Professional Utility Engineering Services - Continuing Services Contracts for the City of North Port for 1) Agreement Number 2025-12.01, By and Between the City of North Port and Ardurra Group, Inc.; 2) Agreement Number 2025-12.02, By and Between the City of North Port and Black & Veatch Corporation; 3) Agreement Number 2025-12.03, By and Between the City of North Port and Carollo Engineers, Inc.; 4) Agreement Number 2025-12.04, By and Between the City of North Port and CDM Smith, Inc.; 5) Agreement Number 2025-12.05, By and Between the City of North Port and CHA Consulting, Inc.; 6) Agreement Number 2025-12.06, By and Between the City of North Port and CPH Consulting, LLC; 7) Agreement Number 2025-12.07, By and Between the City of North Port and Giffels-Webster Engineers, Inc.; 8) Agreement Number 2025-12.08, By and Between the City of North Port and Hazen and Sawyer, P.C.; 9) Agreement Number 2025-12.09, By and Between the City of North Port and Johnson Engineering, LLC; 10) Agreement Number 2025-12.10, By and Between the City of North Port and Kimley-Horn and Associates, Inc.; and 11) Agreement Number 2025-12.11, By and Between the City of North Port and Stantec Consulting Services, Inc. and Authorize the City Manager to Approve Future Renewals in Accordance With the Terms and Conditions in the Agreements.

This item was approved on the consent agenda.

- K. [26-0352](#) Accept the Cash Receipts Summary Report for December 2025.

This item was approved on the consent agenda.

- L. [26-0360](#) Approve the Appointment of Doreen German as a Regular Member to Serve a First Term on the Environmental Advisory Board From February 10, 2026, Through February 10, 2029.

This item was approved on the consent agenda.

- M. [26-0362](#) Approve the Reappointment of Gavin Gray as a Student Member to Serve

a Second Term on the Parks and Recreation Advisory Board From February 26, 2026, Through February 26, 2027.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

RESOLUTION:

- A. [RES. NO. 2026-R-05](#) A Resolution of the City Commission of the City of North Port, Florida; Approving a Preliminary Subdivision Plat for Brightmore East, a 290-Unit Multi-Family Residential Subdivision, on Approximately 108.8 Acres Located Generally West of South River Road and North of Manasota Beach Road; Providing for Findings; Providing for Preliminary Subdivision Plat Approval; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

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

Mayor Emrich called for disclosure of ex-parte communications.

There were no ex-parte communications.

John Luczynski, Wellen Park, being duly sworn, provided a presentation including overview, trail construction connections, mixed-use, school property lines, single-family townhome clarifications, and consistency.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, proposed preliminary subdivision plat, consistency with Florida Statutes, compliance with the Comprehensive Plan and United Land Development Code (ULDC), environmental survey results, flood zone analysis, staff review, public notice, legal review, Planning and Zoning Advisory Board (PZAB) recommendation, and staff recommendations.

There were no rebuttals by the applicant or staff.

There was no public comment.

Commission questions and discussion took place regarding prior development processes.

Ms. Willette-Grondin provided closing arguments regarding request for approval.

Mr. Luczynski provided closing arguments regarding vicinity to high school.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Stokes, to adopt Resolution No. 2026-R-05 as presented. The motion carried on the following vote:

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

B. [RES. NO. 2026-R-07](#) A Resolution of the City Commission of the City Of North Port, Florida, Vacating Utility and Drainage Easement for Lots 12, 13 & Tract J Block 1492 of the 30th Addition to the Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

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

Mayor Emrich called for disclosure of ex-parte communications.

There were no ex-parte communications.

The applicant was not present.

Ms. Silva, being duly sworn, noted the applicant was not present and provided a presentation including overview, background, review process, compliance review, staff recommendations, and legal review.

There was no rebuttal by staff.

There was no public comment.

There were no Commission questions or discussion.

There was no closing argument by staff.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to adopt Resolution No. 2026-R-07 as presented. The motion carried on the following vote:

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

ORDINANCE - Second Reading:

C. [ORD. NO. 2026-03](#) An Ordinance of the City of North Port, Florida, Regarding Golf Carts and Low Speed Vehicles; Amending the Code of the City of North Port, Florida, by Removing Subsection (B) of Section 74-152; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich 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 meeting timelines, thru-traffic and safety concerns, low-speed vehicle (LSV) clarifications, enforcement authority, and electric bicycle (E-bike) regulations.

Mr. Morales provided clarification regarding LSV and golf cart comparisons and regulations.

Commission questions and discussion continued regarding E-bike regulations.

Public Comment:

Ms. Faust read the following eComments into the record:

Angela Leclerc: Expressed opposition to the item.

Greg Faulkner: Expressed opposition to the item.

Art Bilski: Expressed opposition to the item.

Michael Schuelke: Expressed opposition to the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to adopt Ordinance No. 2026-03 as presented. The motion carried on the following vote:

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

D. [ORD. NO. 2026-04](#)

An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code Regarding Authorized Hours for Business Activities and Deliveries in Corridor Transitional and Corridor Zoning Districts by Amending Section 3.2.4.; Providing for Findings, Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich 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 allowable uses, Unified Land Development Code (ULDC) consistency, residential property impacts, non-residential land percentages, flooding concerns, hours of operation implementation, quality of life, and surrounding city regulations.

Public Comment:

Ms. Faust read the following eComments into the record:

Tamara Rehm: Expressed opposition to the item.

Maria Leslie: Expressed opposition to the item.

Debbie McDowell: Expressed opposition to the item.

Michael Schuelke: Expressed opposition to the item.

In Person:

Robin San Vicente: Expressed opposition to the item.

Mark Hanson: Expressed opposition to the item.

Commission questions and discussion continued regarding hours of operation limitations and noise ordinance enforcement clarifications.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Petrow, seconded by Commissioner Duval, to adopt Ordinance No. 2026-04 as amended to only permit business activities indoors from 10:00 p.m. until 5:00 a.m. The motion failed on the following vote:

Yes: 2 - Commissioner Duval and Commissioner Petrow

No: 3 - Mayor Emrich, Vice Mayor Langdon and Commissioner Stokes

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to adopt Ordinance No. 2026-04 as presented. The motion carried on the following vote:

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

No: 2 - Commissioner Duval and Commissioner Petrow

Recess was taken from 11:28 a.m. until 12:00 p.m.

6. GENERAL BUSINESS:

- A. [26-0259](#) Discussion and Possible Action Regarding Bestowing a Key to the City to Jill Luke at a Future Commission Meeting. (Requested by Commissioner Petrow).

Mayor Emrich announced the item.

Ms. Faust introduced the item.

Commissioner Petrow spoke to the item.

Commission questions and discussion took place regarding representation, events, values, and accomplishments.

Public Comment:

Ms. Faust read the following eComment into the record:

Debbie McDowell: Expressed support of the item.

In Person:

Joan Morgan: Expressed support of the item.

Chuck English: Expressed support of the item.

Mayor Emrich requested a motion.

A motion was made by Commissioner Petrow, seconded by Commissioner Stokes, to direct the City Clerk to create an agenda item for the next ceremonial Commission Meeting to present Jill Luke with a Key to the City. The motion carried on the following vote:

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

B. [26-0293](#) Discussion and Possible Action Regarding Development of a Hometown Heroes Workforce Housing Impact Fee Incentive Program.

Mayor Emrich announced the item.

Mr. Fletcher introduced and spoke to the item.

Commission questions and discussion took place regarding employer collaboration, housing studies and growth projections, workforce housing needs, development participation, affordable housing, first-time homebuyer demographics, impact fee waivers and deferrals, infrastructure and construction costs, investment strategies, market demand, and taxpayer concerns.

Public Comment:

Mr. Powell read the following eComments into the record:

Debbie McDowell: Expressed opposition to the item.

Michael Schuelke: Expressed opposition to the item.

In Person:

Robin San Vicente: Expressed opposition to the item.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Petrow, to direct the City Manager to work with the initiating developer to draft a Hometown Heroes Program to provide impact fee waivers for workforce housing and bring the item back for Commission consideration.

Commission questions and discussion continued regarding impact fee waivers versus deferrals, housing study data, program parameters, and potential fiscal impacts.

The motion carried on the following vote:

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

C. [26-0329](#) Discussion and Possible Action Regarding Approving the Two Appointments of Adrian Sari, Megan R. Taylor, or Bella G. Scott as Student Members to Serve a First Term on the Environmental Advisory Board From February 10, 2026, Through February 10, 2027.

Mayor Emrich announced the item.

Mr. Powell introduced the item.

Commission questions and discussion took place regarding applicant grade levels, age eligibility, and appointment options.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Stokes, to approve Megan R. Taylor and Bella G. Scott to serve in the Student Members category for the Environmental Advisory Board serving a first term from February 10, 2026, to February 10, 2027. The motion carried on the following vote:

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

D. [26-0364](#)

Discussion and Possible Action Regarding Selecting and Adopting the City of North Port's Logo, Color Scheme, and Tagline and Revisions to the Mission, Vision and Values.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Bartolone and Ms. Sutherland provided a presentation including project timeline, meeting purpose, quantitative and qualitative data, online and in-person survey results, survey sentiment and critical insights, survey themes, social media comment sentiment and engagement, feedback themes, and summary.

Commission questions and discussion took place regarding phase clarifications, focus group turnout, logo design interpretation processes, email communications, appreciation, neighboring county comparisons, and selection options.

Recess was taken from 1:45 p.m. until 2:00 p.m.

Ms. DeCastro and Ms. Sutherland continued the presentation including proposed palettes, logo options, resident feedback, current and proposed mission feedback and updates, strategic pillars, taglines, and next steps.

Commission questions and discussion continued regarding verbiage considerations, updated vision statement, and values.

Public Comment:

Ms. Faust read the following eComments into the record:

Maria Leslie: Expressed opposition to the item.

Debbie McDowell: Expressed opposition to the item.

Michael Schuelke: Expressed opposition to the item.

In Person:

Robin San Vicente: Expressed support of the item.

Monica Becket: Expressed support of the item and spoke to the Drug-Free Youth Program (D-Fy).

Joan Morgan: Expressed support of the item and spoke to the Drug-Free Youth Program (D-Fy).

Mayor Emrich passed the gavel to Commissioner Stokes.

A motion was made by Mayor Emrich, seconded by Vice Mayor Langdon, to select the logo 2B with the color scheme of blues and the tagline of "Achieve Anything." The motion carried on the following vote:

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

Mayor Emrich passed the gavel to Commissioner Stokes.

A motion was made by Mayor Emrich, seconded by Commissioner Duval, to adopt the updated suggested Mission, Visions, and Values as presented. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

In Person:

Chuck English: Spoke to advisory board member notification policies.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

A. Commissioner Petrow's Communications

Commissioner Petrow reported events attended.

B. [26-0027](#) Vice Mayor Langdon's Communications

Vice Mayor Langdon reported on important topics.

C. [26-0028](#) Mayor Emrich's Communications

Mayor Emrich reported on events attended.

D. [26-0029](#) Commissioner Stokes' Communications

Commissioner Stokes reported on important topics and events attended.

E. [26-0030](#) Commissioner Duval's Communications

Commissioner Duval reported on important topics and events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

Mr. Fletcher did not have a report.

Mr. Fuino did not have a report.

Ms. Faust did not have a report.

10. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 2:46 p.m.

City of North Port, Florida

By: _____

Pete Emrich, Mayor

Attest: _____

Heather Faust, City Clerk