



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, April 21, 2026

6:00 PM

City Commission Chambers

CALL TO ORDER

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

ROLL CALL

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

ALSO PRESENT

City Manager Fletcher, City Attorney Fuino, Deputy City Clerk Powell, Board Specialist Lindner, Deputy Police Chief Morales, Fire Chief Titus, Development Services Deputy Director Barnes, Utilities Director Wisner, Parks and Recreation Director Pfundheller, and Impact Fee Administrator Bowling.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Omy Patel.

1. APPROVAL OF AGENDA

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to approve the agenda as presented.

Commission questions and discussion took place regarding reordering the agenda.

Commissioner Duval withdrew his second.

The motion was restated by Commissioner Stokes, seconded by Commissioner

Duval, to approve the agenda moving Item No. 26-0650 to be heard after Res. No. 2026-R-20. The motion carried on the following vote:

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

2. PUBLIC COMMENT:

Mr. Powell played the following voicemails into the record:

Nicole Raphael: Expressed opposition to Item No. 26-0650.

Pam Tokarz: Expressed opposition to Resolution No. 2026-R-20 and Item No. 26-0650.

Mr. Powell read the following eComments into the record:

Hollie Morgan: Expressed opposition to Item No. 26-0650.

Steven Harrison: Spoke to advisory board recruitment, retention, and engagement.

David Kasyanchik: Expressed opposition to Item No. 26-0650.

Nicole Raphael: Expressed opposition to Item No. 26-0650.

Robin San Vicente: Expressed opposition to Item No. 26-0650.

Hannah Crosby: Expressed opposition to Item No. 26-0650.

Chris Gearhart: Expressed opposition to Item No. 26-0650.

David Barah: Expressed opposition to Item No. 26-0650.

William Esaurus: Expressed opposition to Item No. 26-0650.

Faith Shaun-Linn: Expressed opposition to Item No. 26-0650.

In Person:

Joseph Majorino: Expressed opposition to Item No. 26-0650.

Debbie McDowell: Expressed opposition to Item No. 26-0650.

Tim Doyle: Expressed concerns regarding trespassing.

Josh Smith: Expressed concerns regarding Commission engagement with residents.

Valdy Olender: Expressed concerns regarding police presence at meetings.

3. ANNOUNCEMENTS

A. [26-0141](#) Announcement of Current Advisory Board and Committee Vacancies

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

Mr. Powell read the announcements into record.

4. CONSENT AGENDA:

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

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding emergency preparedness.

Steven Harrison: Expressed concerns regarding advisory board policies and application processes.

Mayor Emrich requested a motion.

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

vote:

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

- A.** [26-0388](#) Approve the Fourteenth Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract Phase II, Work Assignment #2025-55FM, By and Between the City of North Port, Florida, and Jon F. Swift, Inc., for Services at Marina Park Coast Guard and Auxiliary Dock, 7030 Chancellor Boulevard, North Port, Florida, 34287, in the Amount of \$74,101; Water Control Structure 117 North Side Kayak Launch, 5661 Barlow Terrace, North Port, Florida, 34287, in the Amount of \$121,344; and Water Control Structure 117 South Side Kayak Launch, in the Amount of \$121,344 for a Total Approved Amount Not to Exceed \$316,789.

This item was approved on the consent agenda.

- B.** [26-0445](#) Approve the Canine Donation Agreement By and Between the City of North Port, Florida, and Shawn and Michelle Galiher for the Donation of a One-Year-Old Yellow Labrador Retriever to Be Used for Explosive Detection and Search and Rescue Operations for the North Port Police Department.

This item was approved on the consent agenda.

- C.** [26-0497](#) Approve the Third Amendment to Agreement No. 2021-41 Professional Engineering Services for Cranberry Boulevard/Hillsborough Boulevard Intersection Improvements Design & Permitting for Western Leg of Roundabout Design Modifications to Scope and Price by and between the City of North Port, Florida and Kimley-Horn and Associates, Inc. in the Amount of \$53,000.00

This item was approved on the consent agenda.

- D.** [26-0521](#) Approve the Canine Transfer Agreement By and Between the City of North Port, Florida, and Justin Lindsey, for the Transfer of K-9 Officer Archer to His Handler.

This item was approved on the consent agenda.

- E.** [26-0560](#) Accept the Cash Receipts Summary Report for February 2026.

This item was approved on the consent agenda.

- F.** [26-0561](#) Approve the March 10, 2026 Commission Regular Minutes, the March 24 Commission Special Minutes, and the March 24 Commission Regular Minutes.

This item was approved on the consent agenda.

- G. [26-0575](#) Approve the City of North Port's Participation in the New National Opioids Six Remnant Defendants Settlement and Authorize the City Manager to Execute Exhibit G, the Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form ("Combined Participation Form").

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

RESOLUTION:

- A. [RES. NO. 2026-R-20](#) A Resolution of the City Commission of the City of North Port, Florida, Granting a Special Exception to Allow a Multi-Family Residential Use Located Generally at the Southeast Corner of South Toledo Blade Boulevard and Woodhaven Drive, in the Commercial General (CG) Zoning District Pursuant to the City of North Port Unified Land Development Code Section 53-40 and 53-259; Providing for Incorporation of Recitals; 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 Deputy City Clerk to read by title only.

Mr. Powell read the Resolution by title only and notified Commission of aggrieved party status request received by Ruby Morrison, Villas of Turnberry Trace Homeowners Association (HOA) President.

Mayor Emrich requested a motion regarding determination of standing for aggrieved party status requests.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to approve the aggrieved party status request for Ruby Morrison and find that the request meets the below requirements:

Requirements:

- 1. This request complies with procedural requirements.***
- 2. The requestor resides or owns property within the 1,320-foot notification boundary and sufficient evidence/justification has been provided to support the requestor's assertion of a protected interest the effect on which exceeds in kind, degree, or intensity compared to the general interest in the community shared by all persons.***

The motion carried on the following vote:

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

Mr. Powell swore in those wishing to provide testimony.

Mayor Emrich called for disclosure of ex-parte communications.

Mayor Emrich, Vice Mayor Langdon, Commissioner Duval, Commissioner Stokes, and Commissioner Petrow disclosed voicemail public comment and discussions during one-on-one meetings.

Joe Medred, Genesis Planning & Development, Inc., being duly sworn, provided a presentation including overview, application team, aerial map, Toledo Blade Boulevard, Tavorb LLC, project background, ownership history, application timeline, previous and current zoning districts, Commercial General (CG) permitted uses and development standards, medium intensity corridor future land use, proposed development map, access points, turn lanes, queuing, proposed multifamily units, amenity building, stormwater pond, setbacks, transition in land use intensity, horizontal mixed-use development, trip reduction comparison, tax benefit comparison, compatibility, emergency access, solid waste receptacle location, neighborhood outreach, owner proffered stipulations, residential square footage and building height limitations, density reduction, Toledo Blade Boulevard commercial opportunities, reduced traffic impacts, six staff conditions, and request for approval.

Ms. Barnes, being duly sworn, provided a presentation including overview, history, site information, current zoning map, surrounding land use and zoning, Development Master Plan (DMP) and map location, staff review, 2017 Comprehensive Plan analysis, 2010 Unified Land Development Code (ULDC) analysis, public notice and Resolution review, and staff recommendations.

Ruby Morrison was not present.

Mr. Medred provided a rebuttal regarding parcel zoning clarity, acre zoning map, shared access points, and request for approval.

Ms. Barnes provided a rebuttal regarding former versus current zoning districts designations, Unified Land Development Code (ULDC), Corridor Transitional (CT) regulation requirements, percentages clarifications, horizontal mixed-use requirements, Commercial General (CG) permitted uses for commercial development, and tax revenue estimates.

Public Comment:

In Person:

Tim Doyle, being duly sworn: Expressed concerns regarding laws and procedures.

Debbie McDowell, being duly sworn: Expressed opposition to the item.

Ray Jeres, being duly sworn: Expressed opposition to the item.

Michelle Buston, being duly sworn: Expressed opposition to the item and concerns regarding safety, traffic, water retention, and need for a study.

Commission questions and discussion took place regarding Comprehensive Plan and Unified Land Development Code (ULDC) consistency, Planning and Zoning Advisory Board (PZAB) and staff recommendations for denial, residential growth and job creation imbalance, commuting traffic impacts, and commercial development needs.

Ms. Barnes provided closing arguments regarding request for denial due to Comprehensive Plan inconsistency, detrimental impacts to health, safety, and welfare, lack of economic benefit, and traffic impacts.

Mr. Medred provided closing arguments regarding compatible uses, staff review, Corridor Transitional (CT) uses, special exception and time limit clarifications, Live Local Act, and request for approval.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon,

to deny Resolution No. 2026-R-20 as presented. The motion carried on the following vote:

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

Recess was taken from 7:39 p.m to 7:50 p.m.

6. GENERAL BUSINESS

A. [26-0650](#) Discussion and Possible Action Regarding Mandatory Potable Water Service Connection.

Mayor Emrich announced the item.

Mr. Fletcher introduced and spoke to the item.

Commission questions and discussion took place regarding sewer expansion, capacity and impact, line extension fees, mandatory tie-in requirements, compensation, looping project resources, Southwest Florida Water Management District (SWFWMD) funding, City resources, well installation, aquifer conditions, resale value, educational outreach, infrastructure costs, incentives, strategic pillar plan guidance, residential hydrant flushing, early connection incentives, expansion projects, public interest, State Housing Initiatives Partnership (SHIP) program, health concerns, permitting processes, neighborhood expansion costs, inflation, Capital Improvement Plan (CIP), infrastructure improvements, community workshops, City Code changes, connection fee codification, and pressure adjustments.

Public Comment:

Mr. Powell read the following eComments into the record:

Kiwanis Club: Expressed opposition to the item and spoke to request for a workshop.

W. Doe: Expressed opposition to the item.

Lucas Livingston: Expressed opposition to the item.

Anonymous: Expressed opposition to the item.

William Esors: Expressed opposition to the item.

In Person:

Tim Doyle: Expressed opposition to the item.

Susan Hayes: Expressed opposition to the item.

Joseph Majorino: Expressed opposition to the item.

Lorraine Plante: Expressed opposition to the item.

David Kasyanchik: Expressed opposition to the item.

Debbie Dwight: Expressed opposition to the item.

Mark Wesner: Expressed opposition to the item.

Debbie McDowell: Expressed opposition to the item.

Jesse Johnson: Expressed opposition to the item.

Colleen Hibbits: Expressed opposition to the item.

Larry Santiago: Expressed opposition to the item.

Shellee Guinta: Expressed opposition to the item.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the City Manager to notify all residents that received the letter that this

project is being paused and also to work on a change in the City Code to make this service connection voluntary and for those who want to opt-in voluntarily within 365 days the cost will be capped at an amount to be determined and approved by Commission.

Commission questions and discussion continued regarding hook-up clarifications and workshops.

A motion to amend was made by Vice Mayor Langdon, seconded by Commissioner Duval, to eliminate the \$10 service fee and require a mandatory connection to City water for new construction. The motion to amend carried on the following vote:

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

No: 1 - Commissioner Petrow

The main motion as amended to read “to direct the City Manager to notify all residents that received the letter that this project is being paused and to draft an ordinance for Commission review amending the City Code to make service connection voluntary, to create an incentive in an amount to be determined and approved by Commission for voluntary opt-in within 365 days, to eliminate the \$10 service fee, and to require a mandatory connection to City water for new construction.” carried on the following vote:

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

ORDINANCE - First Reading:

- A. [ORD. NO. 2026-14](#)** An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2025-2026 to Increase Park Impact Fee Funded Project P24LTC Legacy Trail Connection to Warm Mineral Springs, In the Amount of \$125,000; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

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

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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding project funding and permitting requirements.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding budget and salary increases.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to continue Ordinance No. 2026-14 to second reading on May 5, 2026. The motion carried on the following vote:

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

ORDINANCE - Second Reading:

- A. [ORD. NO. 2026-08](#) An Ordinance of The City of North Port, Florida, Adopting the FY 2026 – FY 2030 Five-Year Schedule of Capital Improvement Components of the Capital Improvements Element of the City of North Port Comprehensive Plan; Adopting by Reference the Sarasota County School District 2024-2025 Five Year District Facilities Work Plan; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding statutory compliance.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to adopt Ordinance No. 2026-08 as presented. The motion carried on the following vote:

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

- B. **ORD. NO. 2026-10** An Ordinance of the City of North Port, Florida, Relating to Impact Fee Collection and the Impact Fee Deferral Program; Amending and Renumbering Chapter 58 of the Code of the City of North Port, Florida; Providing for Impact Fees; Purpose and Authority; Definitions; Payment of Fees; Impact Fee Schedules; Exemptions; Appeals, Reporting and Reviewing of Fees; Refunds; Developer Reimbursements and Credits; Amending the Deferral Program; Providing for Eligible Development, Timing of Application, Application Contents, Agreement and Payment Schedule; 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 Deputy City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding impact fee deferral program, fee timing, interest, and collection concerns.

Public Comment:

Mr. Powell read the following eComments into the record:

Conner Ashley: Expressed support of the item.

Nicolino Carmosino: Expressed support of the item.

In Person:

Tim Doyle: Expressed concerns regarding delayed impact fee collection and spoke to need for financial assurances.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to adopt Ordinance No. 2026-10 as amended to eliminate Article II in its entirety. The motion carried on the following vote:

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

C. [ORD. NO. 2026-12](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 4, Boards and Committees, to Create Article VIII - North Port Youth Council; 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 Deputy City Clerk to read by title only.

Mr. Powell read the Ordinance by title only and introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:

Omy Patel: Spoke to civic engagement and Students Taking Active Roles (STAR) program.

Elizabeth Mena: Spoke to Boys and Girls Club and STAR.

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to adopt Ordinance No. 2026-12 as presented. The motion carried on the following vote:

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

7. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

A. [26-0661](#) Presentation Regarding City Manager Update on Borrowing Authority

Mayor Emrich announced the item.

Mr. Fletcher introduced the item and provided a presentation including Charter borrowing language, capital needs summary, Dallas White Cultural Center and Community Education Center, Police Department Headquarters, and bond validation process.

Commission questions and discussion took place regarding permissible allocations, decision-making processes, impact fees and surtaxes, grants, Capital Improvement Plan (CIP) project list, court validation processes, budget costs, time frame, property taxes, future challenges, debt servicing, expenses and revenues, validation proceedings, transparency, deferred projects, public confidence concerns, education obligations, community engagement, Charter language, bond offerings, third party legal opinions, judicial considerations, and due diligence processes.

Public Comment:

Mr. Powell read the following eComments into the record:

W. Doe: Expressed opposition to the item.

Debbie McDowell: Expressed opposition to the item.

Robin San Vicente: Expressed opposition to the item.

In Person:

Tim Doyle: Expressed concerns regarding Police Headquarters costs, Charlotte County foreclosures, and fallout shelters.

8. GENERAL BUSINESS - Continued:

A. [26-0581](#) Discussion and Possible Action Regarding the City Attorney Six-Month Performance Evaluation.

Mayor Emrich announced the item.

Mr. Fuino introduced and spoke to the item.

There were no Commission questions or discussion.

Public Comment:

In Person:

Tim Doyle: Expressed opposition to the item.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Mayor Emrich, to conclude the six-month evaluation for City Attorney Michael Fuino and give a 5% salary increase effective April 21, 2026.

Commission questions and discussion took place regarding contract and salary increase

limitations.

The motion failed on the following vote:

Yes: 1 - Vice Mayor Langdon

No: 4 - Mayor Emrich, Commissioner Duval, Commissioner Petrow and Commissioner Stokes

Mayor Emrich passed the gavel to Vice Mayor Langdon.

A motion was made by Mayor Emrich, seconded by Commissioner Stokes, to conclude the six-month evaluation for City Attorney Michael Fuino and give a \$5000 salary increase effective April 21, 2026. The motion carried on the following vote:

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

9. PUBLIC COMMENT:

Mr. Powell read the following eComment into the record:
Steven Harrison: Spoke to advisory boards.

In Person:
Tim Doyle: Spoke to various topics.

10. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

- A.** [26-0051](#) Commissioner Duval's Communications
Commissioner Duval did not have a report.
- B.** [26-0052](#) Commissioner Stokes' Communications
Commissioner Stokes did not have a report.
- C.** [26-0053](#) Mayor Emrich's Communications
Mayor Emrich did not have a report.
- D.** [26-0054](#) Vice Mayor Langdon's Communications
Vice Mayor Langdon spoke to activity report attached to agenda.
- E.** [26-0055](#) Commissioner Petrow's Communications
Commissioner Petrow did not have a report.

11. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

- A. [26-0160](#) City Clerk's Monthly Report
Mr. Powell did not have a report.

- B. [26-0612](#) City Attorney's Monthly Report
Mr. Fuino did not have a report.

- C. [26-0639](#) City Manager's Monthly Report
Mr. Fletcher did not have a report.

12. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 11:15 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk