



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 Fuino, City Attorney

Heather Faust, City Clerk

Tuesday, October 28, 2025

6:00 PM

City Commission Chambers

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. 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. [25-2964](#) 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. [25-2061](#) Approve Award of Request for Bid 2025-30 for Citywide Generator Services as Needed to Paramount Power, Inc., in the Amount of \$181,767.00 and Authorize the City Manager to Approve Future Renewals in Accordance With the Terms and Conditions in the Solicitation.

Attachments: [RFB No. 2025-30 Notice of Intent to Award](#)
[RFB No. 2025-30 Award Recommendation](#)
[RFB No. 2025-30 Bid Comparison Tab Sheet](#)
[RFB No. 2025-30 Citywide Generator Services with all Addendum](#)
[RFB No. 2025-30 Paramount Power, Inc. Submittal](#)
[Florida Division of Corporations Document](#)

- B. [25-2575](#) Approve the Seminole County Sheriff's Office Subrecipient Agreement for the High Intensity Drug Trafficking Areas Program (HIDTA) to Assist With Funding Involved With Narcotics Related Investigations and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents, After Legal Review.

Attachments: [Subrecipient Agreement](#)

- C. [25-2622](#) Approve the U.S. Environmental Protection Agency Grant Agreement, Grant Number 03D35625, for the City of North Port Sewer Vacuum Station Installation Project in the Amount of \$2,300,000 in Federal Funding, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute All Funding Documents After Legal Review.

Attachments: [Grant Agreement](#)

- D. [25-2643](#) Approve the Second Amendment to the Lease Agreement by and Between the City of North Port, Florida, and the Safe Place and Rape Crisis Center, Inc. for Space at the Family Service Center, 6619 Outreach Way, North Port, Florida, 34287.

Attachments: [Second Amendment to SPARCC Lease Agreement](#)
[Executed First Amendment to SPARCC Lease Agreement](#)
[Executed SPARCC Original Lease Agreement.pdf](#)

- E. [25-2645](#) Approve the Second Amendment to the Lease Agreement Between the City of North Port, Florida, and Literacy Volunteers of South Sarasota County, Inc., for Space at the Family Service Center, 6619 Outreach Way,

North Port, Florida, 34287.

Attachments: [Second Amendment to LVSSC Lease Agreement](#)
[Executed First Amendment to LVSSC Lease Agreement](#)
[Executed LVSSC Original Lease Agreement](#)

- F. [25-2646](#) Approve the Second Amendment to Lease Agreement by and Between the City of North Port, Florida, and Big Brothers Big Sisters of the Sun Coast, Inc., for Space at the Family Service Center, 6619 Outreach Way, North Port, Florida, 34287.

Attachments: [Second Amendment to BBBS Lease Agreement](#)
[Executed First Amendment to BBBS Lease Agreement](#)
[Executed BBBS Original Lease Agreement.pdf](#)

- G. [25-2656](#) Approve Fifteenth 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 a Public Works Pole Barn in the Amount of \$582,175.00.

Attachments: [Amendment](#)
[Contract No. 2023-17.001](#)
[Florida Division of Corporations Document](#)

- H. [25-2687](#) 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.

Attachments: [Asset Disposition and Recommended Method of Disposal](#)
[Property Disposal Forms](#)
[FY24-FY25 Replacement Score Sheet](#)

- I. [25-2704](#) Approve Workplace Solutions Cooperative Acceptance Agreement and Addendum to Agreement Between City of North Port, Florida, and Cintas Corporation No. 2 for Uniforms and Workplace Products.

Attachments: [Addendum to Agreement](#)
[Agreement](#)
[OMNIA University of Nebraska Contract](#)
[OMNIA Contract Addendum 1](#)
[OMNIA Contract Addendum 2](#)
[OMNIA Contract Addendum 3](#)
[OMNIA Executive Summary](#)
[OMNIA RFP Document](#)
[Supplier Response to RFP](#)
[Florida Division of Corporations Document](#)

- J. [25-2843](#) Approve the Annual Certification Statement Between Florida Highway Safety and Motor Vehicles and City of North Port Regarding Access to the Driver and Vehicle Information Database.

Attachments: [Annual Certification Statement 2025](#)
[Memorandum of Understanding Contract Number HSMV-0197-23](#)

- K. [25-2917](#) Approve the October 2, 2025 Commission Regular Meeting Minutes

Attachments: [Minutes](#)

- L. [25-2918](#) Approve the Preventative Maintenance Agreement Between the City of North Port, Florida, and FITREV, INC., for the Maintenance of the Fire Department Fitness Equipment for North Port Fire Rescue Station 82, 5650 North Port Boulevard, North Port, Florida, 34287, in the Amount of \$290.00.

Attachments: [Agreement Fire Station 82](#)
[FitRev, Inc. Sunbiz](#)
[FitRev, Inc. Insurance Requirements](#)
[FitRev, Inc. Certificate of Insurance](#)

- M. [25-2954](#) Approve the Preventative Maintenance Agreement Between the City of North Port, Florida, and FITREV, INC., for the Maintenance of the Fire Department Fitness Equipment for North Port Fire Rescue Station 83, 3601 East Price Boulevard, North Port, Florida, 34288, in the Amount of \$150.00.

Attachments: [Agreement Fire Station 83](#)
[FitRev, Inc. Sunbiz](#)
[FitRev, Inc. Insurance Requirements](#)
[FitRev Certificate of Insurance](#)

- N. [25-2961](#) Approve the Preventative Maintenance Agreement Between the City of North Port, Florida, and FITREV, INC., for the Maintenance of the Fire Department Fitness Equipment for North Port Fire Rescue Station 84, 1350 Citizens Parkway, North Port, Florida, 34288, in the Amount of \$290.00.

Attachments: [Agreement Fire Station 84](#)
[FitRev, Inc. Sunbiz](#)
[FitRev, Inc. Insurance Requirements](#)
[FitRev, Inc. Certificate of Insurance](#)

- O. [25-2962](#) Approve the Preventative Maintenance Agreement Between the City of North Port, Florida, and FITREV, INC., for the Maintenance of the Fire Department Fitness Equipment for North Port Fire Rescue Station 85, 1308 North Biscayne Drive, North Port, Florida, 34291, in the Amount of

\$290.00.

Attachments: [Agreement Fire Station 85](#)
[FitRev, Inc. Sunbiz](#)
[FitRev, Inc. Insurance Requirements](#)
[FitRev, Inc. Certificate of Insurance](#)

- P. [25-2963](#) Approve the Preventative Maintenance Agreement Between the City of North Port, Florida, and FITREV, INC., for the Maintenance of the Fire Department Fitness Equipment for North Port Fire Rescue Station 86, 19955 Preto Boulevard, Venice, Florida, 34293, in the Amount of \$290.00.

Attachments: [Agreement Fire Station 86](#)
[FitRev, Inc. Sunbiz](#)
[FitRev, Inc. Insurance Requirements](#)
[FitRev, Inc. Certificate of Insurance](#)

- Q. [25-2968](#) Approve the October 6, 2025 Commission Workshop Meeting Minutes

Attachments: [Minutes](#)

5. PUBLIC HEARINGS:

ORDINANCE - Second 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](#)
[Ex-Parte 10-14-25 through 10-28-25](#)
[PZAB Action Report](#)
[Option 4 Alternative Buffer Plan and Supporting Documents](#)
[Public Notice](#)

- 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 Second Reading](#)

[Business Impact Statement](#)

[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](#)

RESOLUTION:

- C. [RES. NO. 2025-R-77](#) A Resolution of the City Commission of the City of North Port, Florida, Vacating a Portion of Utility and Drainage Easements for Lot 27, Block 2096 45th 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)

Attachments:

[Staff Report and Exhibits](#)

[Resolution No. 2025-R-77](#)

[Staff Presentation](#)

- D. [RES. NO. 2025-R-78](#) A Resolution of the City Commission of the City of North Port, Florida, Vacating a Portion of Maintenance Easements for Lots 19 and 20 Block 1633 of the 33rd 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)

Attachments:

[Staff Report with Exhibits](#)

[Resolution No. 2025-R-78](#)

[Staff Presentation](#)

- E. [RES. NO. 2025-R-83](#) A Resolution of the City Commission of the City of North Port, Florida, Vacating Utility and Drainage Easements for Lots 12, 13, and 14, Block 235, 8th 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)

Attachments:

[Staff Report with Exhibits](#)

[Resolution No. 2025-R-83](#)

[Staff Presentation](#)

6. GENERAL BUSINESS:

- A. [25-2905](#) Discussion and Possible Action Regarding the City Clerk's Annual

Evaluation.

Attachments:

[Contract](#)
[Contract First Amendment](#)
[Self Evaluation](#)
[Commissioner Duval Evaluation](#)
[Commissioner Emrich Evaluation](#)
[Mayor Stokes Evaluation](#)
[Commissioner Petrow Evaluation](#)
[Commissioner Langdon Evaluation](#)

- B. [25-2921](#) Discussion and Possible Action Regarding Individual Commissioners' Interaction With Staff (Requested by Commissioner Petrow).

Attachments:

[Charter Section 5.02](#)
[Personnel Policy 6.8](#)
[City Org Chart](#)

- C. [25-2971](#) Discussion and Possible Action Regarding the Debt Management Advisory Committee.

Attachments:

[Debt Managment Policy](#)
[Ordinance No. 2024-37](#)

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. [25-2956](#) Commissioner Petrow's Communications
B. [25-2957](#) Vice Mayor Emrich's Communications
C. [25-2958](#) Mayor Stokes' Communications
D. [25-2959](#) Commissioner Langdon's Communications
E. [25-2960](#) Commissioner Duval's Communications

9. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [25-2912](#) City Attorney's Monthly Report

Attachments:

[Commission Directives to the City Attorney](#)
[Matter List \(Redacted\)](#)

- B. [25-2955](#) City Clerk's Monthly Report
- Attachments:** [Open Requests by Status Chart](#)
[Fiscal Year to Date Requests-Closed Status](#)
[Public Records Request Log](#)
- C. [25-2972](#) City Manager's Monthly Report
- Attachments:** [City Manger Report - October 2025](#)

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.