



# 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, July 22, 2025

10:00 AM

City Commission Chambers

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**Amended to update RES. NO. 2025-R-48 Attachment.**

**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. [25-2504](#) 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. [25-1868](#) Approve the U.S. Department of the Interior U.S. Geological Survey Joint Funding Agreement for Water Resource Investigations for Fiscal Year 2025-2026 Which Provides the Annual Monitoring and Maintenance of a Cooperative Data Collection Program Within the City of North Port for Precipitation and Water Levels for a Contract Amount of \$31,310.00.

Attachments: [Agreement](#)

- B. [25-1869](#) Approve the State of Florida Department of Transportation Amendment No. 10 to the Traffic Signal Maintenance and Compensation Agreement for the Maintenance of Traffic Signals on U.S. 41.

Attachments: [Amendment No. 10 – FY25-26](#)  
[Amendment No. 9 - FY24-25](#)  
[Amendment No. 8 - FY23-24](#)  
[Amendment No. 7 - FY22-23](#)  
[Exhibit A - FY21-22](#)  
[Exhibit A - FY20-21](#)  
[Exhibit A - FY19-20](#)  
[Exhibit A - FY18-19](#)  
[Exhibit A - FY17-18](#)  
[Amendment No. 1 - FY16-17](#)  
[Original Agreement](#)

- C. [25-2110](#) Approve the Termination of the Maintenance Agreement With ThyssenKrupp Elevator Corporation Effective on October 17, 2026.

Attachments: [Agreement](#)  
[Addendum A](#)  
[Addendum B](#)

- D. [25-2140](#) Approve the Reappointment of Keith Brown as a Regular Member to Serve a Fifth Term on the Municipal Police Officers Pension Trust Fund Board of Trustees From September 12, 2025, Through September 13, 2027.

Attachments: [Application](#)

- E. [25-2228](#) Approve the Second Amendment to the Lease Agreement Between the

City of North Port and the Florida Department of Health in Sarasota County for Space at the Family Service Center.

**Attachments:** [Second Amendment to Lease Agreement](#)  
[First Amendment to Lease Agreement](#)  
[Lease Agreement](#)

- F. [25-2242](#) 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 Method of Disposal](#)  
[Property Disposal Forms](#)  
[FY24-FY25 Replacement Score Sheet](#)

- G. [25-2328](#) Approve Permit for Use of Real Property by Federal Agency for One Position Within the U.S. Department of Health and Human Services to Utilize Office Space at City Hall.

**Attachments:** [Permit for Use of Real Property](#)

- H. [25-2346](#) Approve and Authorize the City Manager, to Execute a Term Contract Between the City of North Port and Ad-Vance Personnel Services, Inc., dba, Advance Talent Solutions, Utilizing Temporary Staffing Agencies, Including But Not Limited to, for Employment Services in an Amount Not to Exceed Budgeted Funds.

**Attachments:** [Term Contract](#)  
[Notice of Action Sarasota County](#)  
[Notice of Recommended Award Sarasota County](#)  
[Signed Contract Sarasota County](#)  
[Blanket Purchasing Form](#)  
[Florida Division of Corporations Document](#)

- I. [25-2406](#) Approve the Affiliation Agreement By and Between the Florida Gulf Coast University Board of Trustees and the City of North Port, Florida, on Behalf of the North Port Police Department.

**Attachments:** [Affiliation Agreement](#)  
[Florida Division of Corporations Document](#)

- J. [25-2441](#) Approve the Agreement Between the Florida Charter Educational Foundation, Inc. and the City of North Port, Florida for the School Resource Officer Program at the College Preparatory Academy at Wellen Park, for a Total Fee to Florida Charter of \$98,371.00

**Attachments:** [Agreement](#)  
[Florida Division of Corporations Document - FCEF](#)  
[Florida Division of Corporations Document - College Preparatory Academy](#)

- K. [25-2442](#) Approve the Agreement Between Imagine School at North Port, Inc. and the City of North Port, Florida for the School Resource Officer Program, For a Total Fee to Imagine School of \$196,742.00.

Attachments: [Agreement with Imagine School](#)  
[Florida Division of Corporations Document](#)

- L. [25-2484](#) Approve the June 11, 2024, Commission Regular, June 16, 2025 Commission Workshop, June 17, 2025, Commission Workshop, June 24, 2025, Commission Regular, July 3, 2025, Commission Regular, and July 8, 2025, Commission Regular Meeting Minutes.

Attachments: [Commission Regular 06-11-24](#)  
[Commission Workshop 06-16-25](#)  
[Commission Workshop 06-17-25](#)  
[Commission Regular 06-24-25](#)  
[Commission Regular 07-03-25](#)  
[Commission Regular 07-08-25](#)

- M. [25-2007](#) Approve the Terms and Conditions & End User License Agreement With Arcadis U.S., Inc. for the City's Participation in the Florida 511 System for the Communication of Travel Advisories Related to North Port Roadways.

Attachments: [Agreement](#)

## **5. PUBLIC HEARINGS:**

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

- A. [ORD. NO. 2025-14](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Schedule; Amending City-Wide Fees, Development Services - Development Review, Planning and Zoning, And Natural Resources Fees, Development Services - Code Enforcement Fees, Fire Rescue District Fees, Police Fees, Parks and Recreation - General Fees, Parks and Recreation - Facility Rental Fees, Solid Waste District Fees, Utilities Fees, Road and Drainage District Fees, and Social Services Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)  
[Business Impact Estimate](#)  
[Final Fee Presentation](#)  
[FY 25-26 Proposed Fee Changes Summary](#)  
[FY 25-26 Proposed Fee Changes Summary - Second Reading](#)  
[Ordinance - Second Reading](#)

- B. [ORD. NO. 2025-16](#) An Ordinance of the City of North Port, Florida, Clarifying the Qualifications for Appointment as a Hearing Officer and Alternate Hearing Officers; Amending the City Code of the City of North Port, Florida, Section 2-111 and 2-505; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.
- Attachments:** [Ordinance - Second Reading](#)  
[Ordinance No. 2025-16 First Reading](#)  
[Business Impact Statement](#)
- C. [ORD. NO. 2025-17](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2024-2025 for Outsourced Fleet Repair Services and Increase in Transportation Impact Fee Funding for Price Widening Phase 1 Project R15PW1 in the Amount of \$6,681,789; Providing for Findings; Providing for Posting; Providing for Conflicts: Providing for Severability; and Providing an Effective Date.
- Attachments:** [Ordinance - First Reading](#)  
[CIP Detail Sheet](#)
- D. [ORD. NO. 2025-18](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2024-2025 for Purchase of Items From Federal Forfeiture Funds in the Amount of \$159,606; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.
- Attachments:** [Ordinance - First Reading](#)  
[Fund Balance Report](#)

**RESOLUTION:**

- E. [RES. NO. 2025-R-37](#) A Resolution of the City of North Port, Florida, Approving the Expenditure of \$159,606.00 in Forfeiture Funds; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.
- Attachments:** [Resolution](#)  
[F.S. §932.7055 Disposition of Liens and Forfeited Properties](#)
- F. [RES. NO. 2025-R-45](#) A Resolution of the City Commission of the City Of North Port, Florida; Approving a Preliminary Subdivision Plat for the Village K Townhomes, a 146-Lot Residential Townhome Subdivision Along With Two Future Commercial Outparcel Tracts 900 & 901 on Approximately 34.3255 Acres Located at Southwestern Corner of the Intersection of Manasota Beach Road and South River Road; Providing for Findings; Providing for Preliminary Subdivision Plat Approval; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Resolution](#)  
                                 [Staff Report](#)  
                                 [Staff Presentation](#)

- G.      [RES. NO. 2025-R-46](#)      A Resolution of the City Commission of the City of North Port, Florida; Approving a Final Plat for the Wellen Park Village K Townhomes Subdivision, 146-Lot Residential Townhome Subdivision along with Two Future Commercial Outparcel Tracts 900 & 901 on Approximately 34.3255 Acres Located at the Southwestern Corner of the Intersection of Manasota Beach Road and South River Road; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Resolution](#)  
                                 [Letter of Approval](#)

- H.      [RES. NO. 2025-R-48](#)      A Resolution of the City Commission of the City of North Port, Florida, Repealing and Replacing Resolution No. 2025-R-44; Approving, Solely for the Limited Purposes of Section 147(F) of the Internal Revenue Code and Section 163.01, Florida Statutes, the Issuance by the Capital Projects Finance Authority of its Educational Facilities Revenue Bonds (Imagine School at North Port Project) in an Aggregate Principal Amount Not to Exceed \$78,000,000, The Proceeds From the Sale of Which Will be Used Principally to Finance and Refinance the Cost of Acquiring, Constructing and Improving Certain Charter School Facilities Located Within the City of North Port and Owned and Operated by Imagine School at North Port, Inc.; Authorizing the Execution and Delivery of an Interlocal Agreement With the Authority; Approving a Conflict Waiver Request Submitted by Bryant Miller Olive P.A.; Providing Certain Other Matters in Connection With the Bonds; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

## **6. GENERAL BUSINESS:**

- A.      [25-2508](#)      Discussion and Possible Action Regarding the Unsolicited Public-Private Partnership (P3) Conceptual Proposal Related to the Police Department Headquarters Facility and Solid Waste Transfer Station.

**Attachments:**      [FDS P3 Proposal](#)  
                                 [North Port City Code Sec. 2-402 and Sec. 2-420](#)

## **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. [25-2499](#) Commissioner Petrow's Communications
- B. [25-2500](#) Vice Mayor Emrich's Communications
- C. [25-2501](#) Mayor Stokes' Communications
- D. [25-2502](#) Commissioner Langdon's Communications
- E. [25-2503](#) Commissioner Duval's Communications

**9. ADMINISTRATIVE AND LEGAL REPORTS:**

- A. [25-2511](#) City Manager Report  
  
Attachments: [City Manager Report July 2025](#)  
[City Manager Contingency Report June 2025](#)
- B. [25-2477](#) City Attorney's Monthly Report  
  
Attachments: [Commission Directives to the City Attorney](#)  
[Matter List \(Redacted\)](#)
- C. [25-2507](#) City Clerk's Monthly Report  
  
Attachments: [Open Requests by Status Chart](#)  
[Fiscal Year to Date Requests-Closed Status](#)  
[Public Records Request Log](#)

**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.