



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, March 18, 2025

6:00 PM

City Commission Chambers

CALL TO ORDER

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

ROLL CALL

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

ALSO PRESENT

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Board Specialist Lane, Police Chief Garrison, Fire Chief Titus, and Communications Manager Jason Bartolone.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Communications Manager Jason Bartolone.

1. APPROVAL OF 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: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

2. PUBLIC COMMENT:

Valdy Olender: Spoke to various items with emphasis on budget.

3. ANNOUNCEMENTS

A. [25-2051](#) Announcement of Current Advisory Board and Committee Vacancies

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

Ms. Faust read the announcements into 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 Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the consent agenda as presented. The motion carried on the following vote:

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

- A.** [24-1039](#) Approve Fifth Amendment to Construction Manager at Risk Contract No. 2023-17.003 for Construction Services Contract Phase II With Ajax Building Company, LLC., in the Amount of \$256,618.33, for Repair Services to City Hall and Immediate Site.

This item was approved on the consent agenda.

- B.** [24-1687](#) Approve the Eleventh Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract Phase II With Wharton-Smith, Inc., in the Amount of \$766,936.00, for Repair/Demolition Services at the Public Services Facility Site Located at 5455 Pan American Boulevard.

This item was approved on the consent agenda.

- C.** [25-1827](#) 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.

This item was approved on the consent agenda.

- D.** [25-1883](#) Approve Contract No. 2024-28 Price Boulevard Widening - Phase I to Watson Civil Construction, Inc. in the Amount of \$79,283,010.35 and Contingency in the Amount of \$3,964,150.52 for a Total Amount of \$83,247,160.87.

This item was approved on the consent agenda.

- E.** [25-1888](#) Approve The Traffic Enforcement Agreement with Everly at Wellen Park Homeowners Association, Inc. for Traffic Enforcement Services

This item was approved on the consent agenda.

- F. [25-1889](#) Approve the Traffic Enforcement Agreement with Palmera at Wellen Park Owners Association, Inc. for the Traffic Enforcement Services
This item was approved on the consent agenda.
- G. [25-1892](#) Approve The Traffic Enforcement Agreement with Lakespur at Wellen Park Homeowners Association, Inc., for Traffic Enforcement Services
This item was approved on the consent agenda.
- H. [25-1942](#) Approve Ninth Amendment to Agreement No. 2015-19, Professional Engineering Services for the Widening of Price Boulevard, From Sumter Boulevard to Toledo Blade Boulevard to Consor Engineers, LLC in the Amount of \$298,373.69.
This item was approved on the consent agenda.
- I. [25-1985](#) Approve the Award of Funds From the Special Event Assistance Program to North Port Area Chamber of Commerce in Support of the Business & Community Expo to be Held on March 8, 2025, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.
This item was approved on the consent agenda.
- J. [25-1989](#) Approve the Award of Funds From the Special Event Assistance Program to Kiwanis Club of North Port in Support of the Kiwanis Pet Expo to be Held on April 26, 2025, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.
This item was approved on the consent agenda.
- K. [25-1997](#) Approve the Twelfth Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II With Jon F. Swift, Inc. in the Amount of \$132,947, for Hurricane Ian Repairs at the Kayak Launch at Water Control Structure 101 - South.
This item was approved on the consent agenda.
- L. [25-2010](#) Approve Change Order No. 1 to Work Assignment IF1 for the Inflow and Infiltration Rehabilitation Project with Insituform Technologies, LLC., for an Additional Amount of \$22,439.85, for a Total Cost of \$622,089.75.
This item was approved on the consent agenda.
- M. [25-2038](#) Approve the January 17, 2025 Joint Meeting, February 24, 2025 Special Meeting, February 25, 2025 Commission Regular, March 3, 2025 Commission Workshop, and March 6, 2025 Commission Regular Meeting Minutes.
This item was approved on the consent agenda.

5. PUBLIC HEARINGS:**RESOLUTION:**

- A. [RES. NO. 2025-R-13](#) A Resolution of the City Commission of the City of North Port, Florida, Vacating the Rear Utility and Drainage Easements for Lots 11, 12, 31 and 32, Block 1438, 29th Addition to Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL).

Mayor Stokes 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 and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications.

Commissioner Duval disclosed one on one discussion with City Manager.

Commissioner Langdon disclosed agenda briefing discussion with City Manager.

Commissioner Petrow disclosed agenda briefing discussion with City Manager.

Vice Mayor Emrich disclosed no ex parte communications.

Mayor Stokes disclosed agenda briefing discussion with City Manager.

Ms. Faust stated there were no aggrieved parties.

William and Jamie Swartz, property owners, being duly sworn, provided a presentation including reason for vacation of easement, number of lots, and location of pool.

Mr. Brown, being duly sworn, provided a presentation including overview, background, review process, compliance with Florida Statutes and Unified Land Development Code (ULDC), staff recommendations, and survey of existing conditions.

There was no public comment.

Commission questions and discussion took place regarding staff review, support of item, intent for the additional lots, Planning and Zoning Advisory Board (PZAB) recommendation, and Utility company response.

There were no closing arguments by Staff or Applicant.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to adopt Resolution No. 2025-R-13 as presented. The motion carried on the following vote:

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

- B. [RES. NO. 2025-R-28](#) A Resolution of the City Commission of the City of North Port, Florida, Appointing James Toale to the Position of Hearing Officer With the Authority to Hear and Decide Matters Related to Enforcing the City's Codes, as Well as Zoning-Related Matters; Providing for Incorporation of Recitals; Providing for Conflicts; 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 and noted the need to continue this item.

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 continue Resolution No. 2025-R-28 to the April 8, 2025, Commission meeting. The motion carried on the following vote:

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

ORDINANCE - First Reading:

- C. [ORD. NO. 2025-10](#) An Ordinance of the City of North Port, Florida; Amending the Code of the City of North Port, Florida, Section 26-3 and 26-7 Relating to Fire Sprinklers and Exceptions to Fire Sprinklers; 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: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding Fire Department tour, support of item, home-based businesses, and model homes.

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 Duval, to continue Ordinance No. 2025-10 to second reading on April 8, 2025. The motion carried on the following vote:

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

6. GENERAL BUSINESS:

- A.** [25-2064](#) Discussion and Possible Action to Direct the City Manager to Send a Letter of Support to the Sarasota County Board of Commissioners Regarding the Allocation of Hurricane Recovery Funds for the Suncoast Technical College (Requested by Commissioner Duval).

Mayor Stokes announced the item.

Ms. Fletcher introduced the item.

Commissioner Duval spoke to the item.

Commission questions and discussion took place regarding expansion, proactive with school board, Sarasota Campus, Industrial Arts program, Building Industry Association (BIA) training center, funding requests previously submitted to the County, additional information needed, support of Sarasota Technical College (STC), discussion with County Commission, and support of community.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to direct the City Manager to draft a letter of support to the Sarasota County Board of Commissioners regarding the allocation of Hurricane Recovery funds for the Suncoast Technical College and bring back to Commission on April 8, 2025 for review. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

There was no public comment.

8. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

- A.** [25-2053](#) Commissioner Duval's Communications

Commissioner Duval reported on events attended.

- B.** [25-2054](#) Commissioner Langdon's Communications

Commissioner Langdon noted her report will be attached to the April 8, 2025 agenda.

- C.** [25-2055](#) Mayor Stokes' Communications

Mayor Stokes did not have a report.

D. [25-2056](#) Vice Mayor Emrich's Communications

Vice Mayor Emrich did not have a report.

E. [25-2052](#) Commissioner Petrow's Communications

Commissioner Petrow did not have a report.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes calls on Charter Officers for reports.

A. [25-2045](#) City Manager Report

Mr. Fletcher did not have a report.

B. [25-2050](#) City Attorney's Monthly Report

Mr. Golen did not have a report.

C. [25-2063](#) City Clerk's Monthly Report

Ms. Faust did not have a report.

10. ADJOURNMENT:

Mayor Stokes adjourns the meeting 6:51 p.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk