



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, May 13, 2025

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Stokes called the meeting to order at 10:00 a.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, Deputy City Manager Yarborough, Interim City Attorney Golen, City Clerk Faust, Board Specialist Lane, Police Commander Polce, Fire Marshal Marietti, Planner II Bowling, Impact Fee Administrator Pompo, Assistant Director of Development Services Quintas, Assistant Director of Development Services Barnes, and Assistant Utilities Director Brasefield.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by John Luczynski.

1. APPROVAL OF AGENDA

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, 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:

There was no public comment.

3. ANNOUNCEMENTS

Mayor Stokes 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 Stokes announced the item and queried the Deputy 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 Commissioner Langdon, seconded by Commissioner Duval, 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.** [25-2031](#) Rescind Subrecipient Agreement B-23 for the Ponce De Leon Shared Use Project Between Sarasota County, Florida, and the City of North Port, Florida in the Amount of \$325,000 and Approve the New Subrecipient Agreement B-23 in the Amount of \$325,000 for Biscayne Erosion Control and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.
- This item was approved on the consent agenda.***
- B.** [25-2033](#) Approve Subrecipient Agreement B-24 Between Sarasota County, Florida, and the City of North Port, Florida in the Amount of \$166,120 for Biscayne Erosion Control and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.
- This item was approved on the consent agenda.***
- C.** [25-2034](#) Approve Subrecipient Agreement Between Sarasota County, Florida, and the City of North Port, Florida in the Amount of \$60,000 for Biscayne Sidewalk Construction and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.
- This item was approved on the consent agenda.***
- D.** [25-2065](#) 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.***
- E.** [25-2099](#) Approve the Application to the Florida Department of Emergency

Management (FDEM) Hazard Mitigation Grant Program (HMGP) Watershed Planning Program for the Funding of a Watershed Master Plan (WMP), in the Amount of \$300,000, 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.

This item was approved on the consent agenda.

- F. [RES. NO. 2025-R-35](#) A Resolution of the City Commission of the City of North Port, Florida; Approving a Replat of Lots 1,2,3,4, and 5 of the Suncoast Technical College Commercial Subdivision and Renaming the Subdivision to Toledo Blade Commercial Subdivision, a 5-Lot Commercial Subdivision on Approximately 9.09 Acres Located at the Northwest Corner of the Intersection of N. Cranberry Boulevard and N. Toledo Blade Boulevard; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

This item was approved on the consent agenda.

- G. [25-2194](#) Approve the Client Service Agreement Between Choice Screening, Inc. and the City of North Port, Florida, for Employment Screening for an Estimated Amount of \$5,000 in Fiscal Year 2025.

This item was approved on the consent agenda.

- H. [25-2205](#) Approve the Fifteenth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$44,017.42, for Hurricane Ian Repairs at Highland Ridge Park.

This item was approved on the consent agenda.

- I. [25-2206](#) Approve the Sixteenth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$35,868.68, for Hurricane Ian Repairs at LaBrea Park.

This item was approved on the consent agenda.

- J. [25-2207](#) Approve the Thirteenth 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 \$1,696,898, for Construction of the Circle of Honor.

This item was approved on the consent agenda.

- K. [25-2209](#) Accept the Cash Receipts Summary Report for March 2025.

This item was approved on the consent agenda.

- L. [25-2211](#) Approve Twelfth 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 \$47,514.00, for the Demolition of the Myakkahatchee Creek Water Treatment Plant Outbuilding.
This item was approved on the consent agenda.
- M. [25-2212](#) Approve the End User License Agreement Between CentralSquare Technologies LLC and the City of North Port, Florida, for Mobile Base Position and Mobile Mapping Software Subscriptions in Connection With Sarasota County's Computer-Aided Dispatch (CAD) System.
This item was approved on the consent agenda.
- N. [25-2240](#) Approve the Appointment of Camrin Rourke as a Regular Member to Serve on the Community Economic Development Advisory Board From May 13, 2025, Through May 14, 2028.
This item was approved on the consent agenda.
- O. [25-2244](#) Approve the April 22, 2025 Commission Regular, and April 24, 2025 Commission Special and Commission Town Hall Meeting Minutes.
This item was approved on the consent agenda.
- P. [25-2245](#) Approve the Appointment of David Berra as a Regular Member to Serve on the Parks and Recreation Advisory Board From May 13, 2025, Through May 14, 2028.
This item was approved on the consent agenda.
- Q. [25-2246](#) Approve the Appointment of David Berra as a Regular Member to Serve on the Art Advisory Board From May 13, 2025, Through May 14, 2028.
This item was approved on the consent agenda.
- R. [25-2250](#) Approve the Interlocal Agreement Regarding Distribution Formula for Allocation of Revenue From Local Option Fuel Tax Levied Pursuant to Section 336.025(1)(b), Florida Statutes, Among Sarasota County and Municipalities Within Sarasota County for the 5-Cent Local Option Gas Tax.
This item was approved on the consent agenda.
- S. [25-2251](#) Approve the Interlocal Agreement Regarding Distribution Formula for Allocation of Revenue From Local Option Fuel Tax Levied Pursuant to Section 336.025(1)(a), Florida Statutes, Among Sarasota County and Municipalities Within Sarasota County for the 6-Cent Local Option Gas Tax.
This item was approved on the consent agenda.

- T. [25-2268](#) Approve Letter of Support for the Wastewater Pumping Station Upgrade Project for a Federal Appropriations Request.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - First Readings:

- A. [ORD. NO. 2025-11](#) An Ordinance of the City of North Port, Florida, Amending Chapter 58, of City Code, Creating the Targeted Industry Incentive Program and Amending the Impact Fee Deferral Program; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; 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 Commissioner Langdon, seconded by Vice Mayor Emrich, 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. Yarborough introduced the item.

Mr. Bowling and Ms. Di Pompo provided a presentation including changes in code, overview, qualifying activity centers, eligible industries, ways to qualify, mitigation thresholds, eligible development changes, security and agreement length changes, process improvements and affordable housing to include codified best practices, and affordable housing exemptions.

Mr. Yarborough spoke to impact fees.

Commission questions and discussion took place regarding eligible activity centers, business parks, average private wage, Live Local Act, reductions, affordable housing, rent, Federal funding, impact fee, expansion with no increase to square footage, wavier percent, and low fees.

Mr. Golen spoke to outside legal review prior to second reading.

Commission questions and discussion continued regarding exemption to affordable housing.

Ms. Faust read the following eComment into record:
Debbie McDowell: Expressed opposition to impact fee waivers.

In person:

John Luczynski: Expressed concern with waving impact fees.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to continue Ordinance No. 2025-11 to second reading on May 27, 2025 including next steps to incorporate Activity Centers 6 and 10 into the program. The motion carried on the following vote with Commissioner Duval dissenting due to 50 and 75% reductions.

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

No: 1 - Commissioner Duval

Commission questions and discussion continued regarding public comment, making a second motion to the percentages, and non-live local.

B. [ORD. NO. 2025-12](#)

An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2024-2025 for Opioid Treatment and Prevention Items in the Amount of \$109,000; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; 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.

There were no commission questions or discussion.

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. 2025-12 to second reading on May 27, 2025. The motion carried on the following vote:

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

RESOLUTIONS:

C. [RES NO. 2025-R-22](#)

A Resolution of the City Commission of the City of North Port, Florida, Accepting a Non-Exclusive Access and Utility Easement on Portions of a Tract of Land Located in Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, and a Portion of Lot 19 of Heron Creek Place Phase 2, Bearing Sarasota County Property Appraiser Parcel Identification Number 0978010011; Providing for Incorporation of Recitals; Providing for Filing of Documents; 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.

There were no commission questions or discussion.

There was no public comment.

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-22 as presented. The motion carried on the following vote:

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

D. [RES NO. 2025-R-27](#)

A Resolution of the City of North Port, Florida, Accepting the Transfer of Water and Wastewater Infrastructure and Improvements and Associated Warranties in Sunstone Village F3; Providing for Incorporation of Recitals; Providing for Filing of Documents; 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.

Commission questions and discussion took place regarding information on infrastructure.

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 adopt Resolution No. 2025-R-27 as presented. The motion carried on the following vote:

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

E [RES NO. 2025-R-31](#)

A Resolution of the City of North Port, Florida, Accepting the Transfer of Water and Wastewater Infrastructure and Improvements and Associated Warranties in Heron Creek, Phase 2; Providing for Incorporation of Recitals; Providing for Filing of Documents; 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.

Commission questions and discussion took place regarding information on infrastructure.

There was no public comment.

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-31 as presented. The motion carried on the following vote:

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

6. PUBLIC COMMENT:

There was no public comment.

7. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

A. [25-2257](#)

Commissioner Petrow's Communications

Commissioner Petrow reported on events attended.

B. [25-2256](#)

Vice Mayor Emrich's Communications

Vice Mayor Emrich did not have a report.

C. [25-2255](#)

Mayor Stokes' Communications

Mayor Stokes reported on events attended and important topics.

D. [25-2254](#)

Commissioner Langdon's Communications

Commissioner Langdon submitted her report to the City Clerk and is attached to the agenda backup.

E. [25-2253](#)

Commissioner Duval's Communications

Commissioner Duval reported on events attended.

8. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes calls on Charter Officers for reports.

City Manager Fletcher reported on important topics.

City Attorney Golen did not report.

City Clerk Faust did not report.

9. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 11:18 a.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk