



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

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

Monday, December 1, 2025

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Emrich called the meeting to order at 10:00 a.m.

ROLL CALL

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

ALSO PRESENT

City Manager Fletcher, City Attorney Fuino, City Clerk Faust, Board Specialist Lindner, Police Chief Garrison, Fire Chief Titus, Economic Development Program Manager Meerman, Communications Manager/PIO Bartolone, Marketing and Engagement Manager Sutherland, Public Works Director Speake, Social Services Manager Carrillo, Parks and Recreation Director Pfundheller, Facilities Manager Humphrey, and Deputy City Manager Yarborough.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Fire Chief Scott Titus.

1. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:
Debbie McDowell: Expressed concerns regarding rebranding.

2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

A. [25-3029](#)

Presentation by the Economic Development Division Providing a Quarterly Economic Development Update to the City Commission.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Meerman provided a presentation including a highlight from the House Beautiful article naming North Port a Top 10 City for people in their 50s, October 2025 business activity, small-business partnership advertisement video, workforce development, digital assets, activity centers boundary map, North Port Economic Development Summit, and Federal Reserve Bank Small Business Credit Survey.

Commission questions and discussion took place regarding school integration with Sarasota Memorial Hospital (SMH), Activity Center 6 acreage, clarification for home-based businesses, availability of commercial space, Suncoast Technical College (STC) expansion, Galen College of Nursing growth and needs, Imagine Schools' future property plans, median household income clarification, Benderson development, job-growth tracking, affordable housing, potential Charlotte County Utilities partnership, Avella North Port, Toledo Blade 320 Project potential developments, City-owned property marketing, Sarasota County Economic Development Group (EDC) involvement, Florida Select trade-show participation, upcoming Florida Power and Light (FPL) Economic Symposium, building-use clarification, City assistance for commercial investment and single-family lot swaps, and short-term vacation-rental tax regulations.

There was no public comment.

B. [25-3073](#) Presentation Regarding Brand Strategy and Workshopping Recommended Mission, Vision and Values by the Communications Division.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Bartolone and Ms. Sutherland provided a presentation including timeline, strategy clarification, community voice, framework overview, value proposition and brand promise, brand pillars, current versus recommended mission, vision, and values, strategic pillars, and workshop purpose.

Commission questions and discussion took place regarding financial sustainability, allocated funding for rebranding, proposed changes, impacts to City progress, sustainability concerns, and investment allocations.

There was no public comment.

Recess was taken from 11:20 a.m. until 11:30 a.m.

3. GENERAL BUSINESS:

A. [25-3026](#) Discussion and Possible Direction Regarding the Future Needs of the North Port Senior Center, Inc., Awaken Church, North Port Art Center and Kiwanis Club.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Speake spoke to Community Services facility options cost estimates.

Commission questions and discussion took place regarding lease direction, funding

resources, land-lease agreements, citizen engagement, relocation processes, goals, options clarification, fair-market-value leasing policy, space allocations, Federal Emergency Management Agency (FEMA) code and compliance processes, community engagement, the North Port Scout House, Parks and Recreation administration assistance, available legal resources, temporary placement options, grant negotiations, upcoming meetings with nonprofits, and fundraising.

Ms. Faust read the following eComment into the record:

Sheila Miller: Expressed concerns regarding funding of non-profit organizations.

Nonprofits: Spoke to utilizing the Scout House with a shed for storage for Kiwanis.

In Person:

Jacklyn Cislo: Spoke to grant applications and request for use of the Scout House.

Larry Grant: Expressed support of Commission involvement at recent events and spoke to limitations at the George Mullen Activity Center.

Mayor Emrich requested a consensus.

There was consensus to direct the City Manager to work with the Awaken Food Pantry and Outreach Center to explore repairing the deficiencies at the existing Community Educational Center and to allow the Awaken Food Pantry and Outreach Center to continue at the current location.

There was consensus to direct the City Manager to work with the North Port Senior Center to move its operations to the George Mullen Activity Center and to explore the move with either City staff managing the programming or the Senior Center to continue managing the programming.

There was consensus to direct the City Manager to work with the North Port Art Center and Kiwanis Club to find available land for them to locate their operations and to draft land lease options.

B. [25-3069](#)

Discussion and Possible Direction Regarding an Implementation Plan for a Special District to Fund Infrastructure for Activity Center 6 and 10.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Yarborough provided a presentation including North Port's future growth and infrastructure funding, Activity Centers 6 and 10 background and context, infrastructure overview and core components, special districts, process, communications and engagement strategy, interlocal and legislative coordination, the recommended action and implementation path, and next steps.

Commission questions and discussion took place regarding regulations, Florida Department of Transportation (FDOT) interchange processes, revenue-bond allocations, millage rates, impact fees, Master Plan explanation, marketing options for locations, the water main on Price Boulevard, water and sewer costs, independent district processes, workforce housing, and technology research and development.

There was no public comment.

Mayor Emrich requested a consensus.

There was consensus to direct the City Manager and City Attorney to prepare a

Resolution of Intent to use the Uniform Method of Collection under Florida Statute 197.3632 for implementation beginning Fiscal Year (FY) 2027, for Commission consideration.

There was consensus to direct the City Manager to develop and advance a legislative concept, coordinating with the Florida Legislative Delegation and City's contracted lobbyist, for the 2027 Regular Session to create a State-authorized independent special district with merging language.

There was consensus to authorize the City Manager to develop the assessment methodology for the proposed districts.

There was consensus to authorize the City Manager to seek assistance from Sarasota, DeSoto, and Charlotte Counties on legislative action to create the independent special district, including support related to the future Yorkshire/Raintree Interchange on Interstate 75.

4. PUBLIC COMMENT:

There was no public comment.

5. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 1:33 p.m.

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk