



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 Fuino, City Attorney

Heather Faust, City Clerk

Tuesday, November 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

Deputy City Manager Yarborough, City Attorney Fuino, City Clerk Faust, Board Specialist Lindner, Police Captain King, Fire Chief Titus, Emergency Manager Aloisio, Planner III Willette-Grondin, and Finance Director Kukharensko.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Emergency Manager Stacy Aloisio.

1. APPROVAL OF AGENDA

Mayor Stokes requested a motion to approve the 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 Olenrder: Spoke to Florida constitution and other topics.

Yaseen Rowzani: Spoke to meeting attendance, non-ad valorem taxes, municipal comparisons, and methodology.

3. ANNOUNCEMENTS

A. [25-3054](#) Announcement of Current Advisory Board and Committee Vacancies

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

Ms. Faust read the announcements into record.

4. CONSENT AGENDA:

Mayor Stokes announced the item and queried the Deputy City Manager regarding items pulled from the consent agenda.

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. [25-2741](#) Approve Technology Services Agreement Between Sarasota County and the City of North Port for the County's Continued Provision of Hosting Services for the City of North Port Servers and Network Equipment for the Term of Twelve Months in an Amount Not to Exceed \$20,980.80.

This item was approved on the consent agenda.

B. [25-2837](#) Approve the Application to the Resilient SRQ Community Development Block Grant Disaster Recovery Program in the Amount of \$2,282,907 for the Design and Construction of a Replacement for Water Control Structure No. 114, Located on the Snover Waterway West of Salford Boulevard 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.

C. [25-2941](#) Approve the Award of Funds From the Special Event Assistance Program to Chez Malinois LLC, dba Rescue Garage in Support of the Run for the Rescue 2025 to be Held on November 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.

D. [25-2942](#) Approve the Award of Funds From the Special Event Assistance Program to St. Andrew's Ukrainian Religious and Cultural Center in Support of the Ukrainian Festival of Southwest Florida to be Held on February 7, 2026, in an Amount up to, and Not to Exceed, \$1,000 to Cover the Costs of City Fees and Services.

This item was approved on the consent agenda.

- E. [25-2948](#) Accept the Cash Receipts Summary Report for September 2025.

This item was approved on the consent agenda.

- F. [25-3038](#) Approve the Appointment of Steven T. Harrison as a Regular Member to Serve on the Charter Review Advisory Board From November 18, 2025, Through November 18, 2028.

This item was approved on the consent agenda.

5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [25-2983](#) Presentation to Provide Additional Information Regarding the Emergency Operations Center Project by Emergency Manager, Stacy Aloisio.

Mayor Stokes announced the item.

Mr. Yarborough introduced the item.

Ms. Aloisio provided a presentation including agenda, Emergency Operations Center (EOC) description, Tropical Storm Elsa, Hurricane Ian, 2024 hurricane season, year-round benefits, community benefits, responses to questions, and finance review.

There were no Commission questions or discussion.

There was no public comment.

6. PUBLIC HEARINGS:

RESOLUTION:

- A. [RES. NO. 2025-R-71](#) A Resolution of the City Commission of the City of North Port, Florida; Approving a Preliminary Subdivision Plat for Madera at Wellen Park, a 32-Lot Residential Townhome Subdivision on Approximately 8.6514 Acres Located North of Tamiami Trail (US-41) and West of North River Road; Providing for Findings; Providing for Preliminary Subdivision Plat Approval; 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, stated there were no aggrieved parties, and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications. Commissioner Petrow and Mayor Stokes disclosed agenda briefings. Commissioner Duval, Commissioner Langdon, and Vice Mayor Emrich disclosed no ex-parte communications.

John Luczynski, Wellen Park, being duly sworn, provided a presentation including

acreage, location, number of units, Village B, density, timeline for construction completion, ingress and egress, and compliance with regulations.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, proposed preliminary subdivision plat, consistency with Florida Statutes, compliance with the Comprehensive Plan and Unified Land Development Code (ULDC), environmental, flood zone, staff review, public notice, legal review, Planning and Zoning Advisory Board (PZAB) recommendation, and staff recommendations.

There were no rebuttals by the applicant or staff.

There was no public comment.

Commission questions and discussion took place regarding feedback from public notice.

Ms. Willette-Grondin provided closing arguments regarding request for approval.

Mr. Luczynski provided closing arguments regarding request for approval.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to adopt Resolution No. 2025-R-71 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-72](#)

A Resolution of the City Commission of the City of North Port, Florida; Approving a Preliminary Subdivision Plat for West Lake a 156-Lot Residential Single-Family Subdivision on Approximately 164.48 Acres Located South and West of Preto Boulevard and North of Playmore Road; Providing for Findings; Providing for Preliminary Subdivision Plat Approval; 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, stated there were no aggrieved parties, and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications. Commissioner Petrow disclosed agenda briefing. Mayor Stokes disclosed agenda briefing and questions to Mr. Luczynski. Commissioner Duval, Commissioner Langdon, and Vice Mayor Emrich disclosed no ex-parte communications.

John Luczynski, Wellen Park, being duly sworn, provided a presentation including acreage, location, pond, lot sizes, Everly Community builders and average home costs, and existing eagles nest.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, proposed preliminary subdivision plat, consistency with Florida Statutes, compliance with the Comprehensive Plan and Unified Land Development Code (ULDC), environmental, flood zone, staff review, public notice, legal review, Planning and Zoning Advisory Board

(PZAB) recommendations, and staff recommendations.

There were no rebuttals by the applicant or staff.

There was no public comment.

Commission questions and discussion took place regarding pond reconfiguration and capacity.

Ms. Willette-Grondin provided closing arguments regarding request for approval.

Mr. Luczynski provided closing arguments regarding request for approval.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Langdon, to adopt Resolution No. 2025-R-72 as presented. The motion carried on the following vote:

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

C. [RES. NO. 2025-R-73](#)

A Resolution of the City Commission of the City of North Port, Florida; Approving a Preliminary Subdivision Plat for Fire Station 87 to Create Two Parcels, Parcel 1 for a Public Safety Facility and Parcel 2 an Open-Space Park on Approximately 4.77 Acres Located at the Intersection of the Northeast Corner of Manasota Beach Road and Preto Boulevard; Providing for Findings; Providing for Preliminary Subdivision Plat Approval; 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, stated there were no aggrieved parties, and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications. Mayor Stokes disclosed questions and site visits. Commissioner Petrow disclosed agenda briefing. Commissioner Duval, Commissioner Langdon, and Vice Mayor Emrich disclosed no ex-parte communications.

John Luczynski, Wellen Park, being duly sworn, provided a presentation including acreage, parcel splits, conveyance to city, park theme, estimated date of completion, and location correction of southeast corner.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, proposed preliminary subdivision plat, consistency with Florida Statutes, compliance with the Comprehensive Plan and Unified Land Development Code (ULDC), environmental, flood zone, staff review, public notice, legal review, Planning and Zoning Advisory Board (PZAB) recommendations, and staff recommendations.

There were no rebuttals by the applicant or staff.

There was no public comment.

There were no Commission questions or discussion.

Ms. Willette-Grondin provided closing arguments regarding request for approval.

Mr. Luczynski provided closing arguments regarding buffer.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Petrow, seconded by Commissioner Langdon, to adopt Resolution No. 2025-R-73 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-76](#)

A Resolution of the City Commission of the City of North Port, Florida; Approving a Preliminary Subdivision Replat for Wellen Park Downtown Phase 5, Extending Wellen Park Boulevard Right of Way and Creating Preservation/Conservation Area, Stormwater Management, Open Space and Future Development Tracts on Approximately 76.7308 Acres Located West of West Villages Parkway and East of Preto Boulevard; Providing for Findings; Providing for Preliminary Subdivision Plat Approval; 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, stated there were no aggrieved parties, and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications. Commissioner Petrow disclosed agenda briefing. Mayor Stokes, Commissioner Duval, Commissioner Langdon, and Vice Mayor Emrich disclosed no ex-parte communications.

John Luczynski, Wellen Park, being duly sworn, provided a presentation including parcel, location, extending into Village E, connectivity, and dog park amenity.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, proposed preliminary subdivision plat, consistency with Florida Statutes, compliance with the Comprehensive Plan and Unified Land Development Code (ULDC), environmental, flood zone, staff review, public notice, legal review, Planning and Zoning Advisory Board (PZAB) recommendations, and staff recommendations.

There were no rebuttals by the applicant or staff.

There was no public comment.

Commission questions and discussion took place regarding connectivity and diverse development.

Ms. Willette-Grondin provided closing arguments regarding request for approval.

There were no closing arguments by applicant.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Langdon, to adopt Resolution No. 2025-R-76 as presented. The motion carried on the following vote:

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

Public comment:

John Luczynski: Spoke to Sarasota County meeting regarding South River Road improvements and Manasota Beach and River Road intersection.

E. [RES. NO. 2025-R-85](#)

A Resolution of the City Commission of the City of North Port, Florida, Authorizing and Directing the Acquisition of Certain Real Property and/or Easement Interest by Any Legal Means for the Construction of the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project; Providing for Incorporation of Recitals; Providing for Findings and Public Necessity; Providing for Terms for Temporary Construction Easements; 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. Yarborough introduced the item.

Commission questions and discussion took place regarding temporary construction easement and additional property needed.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to adopt Resolution No. 2025-R-85 as presented. The motion carried on the following vote:

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

F. [RES. NO. 2025-R-86](#)

A Resolution of the City Commission of the City of North Port, Florida, Granting a Non-Exclusive Permanent Easement Located on Portions of Property Lying in Section 21, Township 39 South, Range 21 East Sarasota County Florida, and Bearing Sarasota County Property Appraiser Parcel Identification Number 0977-00-1030; 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. Yarborough 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 Duval, seconded by Commissioner Langdon, to adopt Resolution No. 2025-R-86 as presented. The motion carried on the following vote:

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

ORDINANCE - First Reading:

- G. [ORD. NO. 2025-34](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2025-2026 for Additional Funding for the Emergency Operations Center Project F24EOC in the Amount of \$1,685,105; 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.

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 Commissioner Duval, to continue Ordinance No. 2025-34 to second reading on December 9, 2025. The motion carried on the following vote:

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

- H. [ORD. NO. 2025-35](#) An Ordinance of the City of North Port, Florida, Amending Water and Wastewater Capacity Fees; Amending the Code of the City of North Port,

Florida, Section 78-30; 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. Yarborough 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 Duval, seconded by Commissioner Langdon, to continue Ordinance No. 2025-35 to second reading on December 9, 2025. The motion carried on the following vote:

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

ORDINANCE - Second Reading:

- I. [ORD. NO. 2025-32](#) An Ordinance of the City of North Port, Florida, Establishing a Schedule and Location of City Commission Regular Meetings and Workshops for the 2026 Calendar Year; Providing for Findings; 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 Ordinance by title only and 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 Petrow, seconded by Vice Mayor Emrich, to adopt Ordinance No 2025-32 as presented with the change of date for the January 2026 10:00 a.m. meeting. The motion carried on the following vote:

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

7. GENERAL BUSINESS:

A. [25-2841](#) Discussion and Possible Action Regarding the City Commission Board and Committee Assignments for Fiscal Year 2025-2026.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding possible modifications.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to maintain the current assignments except for Coastal and Heartland National Estuary Partnership (CHNEP) being changed to appoint Commissioner Petrow as the primary. The motion carried on the following vote:

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

B. [25-2902](#) Discussion and Possible Action Regarding the First Amendment to the Agreement By and Between the City of North Port, Florida, and RedSpeed Florida, LLC for the Speed Detection Camera System for School Zones.

Mayor Stokes announced the item.

Mr. Yarborough introduced the item.

Commission questions and discussion took place regarding vendor solicitation, piggybacking process, transparency, violation report, and benefits of program.

Ms. Kukhareenko spoke to City of Plantation selection process.

Commission questions and discussion continued regarding studies and transparency.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to approve the first amendment to the agreement by and between the City of North Port, Florida, and RedSpeed Florida, LLC for the speed detection camera system for school zones as presented. The motion carried on the following vote:

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

C. [25-2840](#) Discussion and Possible Action Regarding the Nomination and Election of a Mayor and Vice Mayor.

Mayor Stokes announced the item and called for nominations for Mayor.

Commissioner Langdon nominated Commissioner Emrich to serve as Mayor.

Mayor Stokes asked for any additional nominations.

With no additional nominations Mayor Stokes closed the nominations and requested a motion.

A motion was made by Commissioner Langdon, seconded by Mayor Stokes, to elect Commissioner Emrich to serve as Mayor. The motion carried on the following vote:

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

Mayor Stokes called for nominations for Vice Mayor.

Commissioner Duval nominated Commissioner Langdon to serve as Vice Mayor.

Mayor Stokes asked for any additional nominations.

With no additional nominations Mayor Stokes closed the nominations and requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Emrich, to elect Commissioner Langdon to serve as Vice Mayor. The motion carried on the following vote:

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

8. PUBLIC COMMENT:

There was no public comment.

9. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

- A.** [25-2992](#) Commissioner Petrow's Communications
Commissioner Petrow did not have any communications.
- B.** [25-2993](#) Vice Mayor Emrich's Communications
Vice Mayor Emrich did not have any communications.
- C.** [25-2994](#) Mayor Stokes' Communications
Mayor Stokes reported on events attended.
- D.** [25-2995](#) Commissioner Langdon's Communications
Commissioner Langdon reported on important topics.
- E.** [25-2996](#) Commissioner Duval's Communications
Commissioner Duval reported on events attended.

10. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes called on Charter Officers for reports.

A. [25-2998](#) City Clerk's Monthly Report

Ms. Faust did not provide a report.

B. [25-3034](#) City Manager's Monthly Report

Deputy City Manager Yarborough did not provide a report.

C. [25-3036](#) City Attorney's Monthly Report

Mr. Fuino did not provide a report.

11. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 7:51 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk