



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

### 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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Monday, December 2, 2024

9:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Stokes called the meeting to order at 9:00 a.m.

### ROLL CALL

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

**Also Present:**

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Deputy Police Chief Morales, Fire Chief Titus, Assistant Public Works Director Wisner, Development Services Director Ray, Public Works Director Speake

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy City Manager Jason Yarborough.

### 1. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:  
Robin SanVicente: Spoke to Debt Management Policy.

### 2. GENERAL BUSINESS:

- A. [24-0530](#)** Discussion and Possible Direction Regarding the Draft Facility Lease Policy for City-Owned Facilities.

Mayor Stokes announced the item.

Commissioner Petrow arrived at 9:02 a.m.

Mr. Fletcher introduced the item.

Ms. Wisner provided a presentation including facility lease policy scope, current leases,

policy goals, lease comparison, consideration for use of property, responsibilities, market value determination, discounted leases, discounted leases responsibilities, and facility lease policy.

Commission questions and discussion took place regarding lease comparisons, market values, current lease effective dates, air and ambulance leases, building evaluation criteria, impact on current leases, community impact considerations, North Port Squared lease relief options, current and proposed lease amounts, annual tenant reports, establishing set rates, frequency of market rate determination, revenue allocations, building maintenance, clauses, differential impact, vacancy advertisements, number of properties, process for selection of tenants, delegations to City Manager, affordability, and routine staff approvals.

Ms. Wisner reviewed next steps.

There was no public comment.

**B. 24-1653 Discussion and Possible Direction Regarding the Debt Management Advisory Committee Ordinance No. 2024-37 and Commission Policy 2024-01.**

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding timeline of referendum question, committee responsibilities, and whether to suspend the board or fill positions.

There was no public comment.

Recess was taken from 10:15 a.m. until 10:25 a.m.

**C. 24-1635 Discussion and Possible Direction Regarding the City's Inclusion of Referendum Questions on the Town of Longboat Key's March 11, 2025, Municipal Election.**

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding Federal Emergency Management Agency (FEMA) reimbursement, number of referendum questions, pros and cons of referendum, timing for educating the public, declared emergency borrowing, police headquarters, selecting infrastructure projects, additional questions including City Attorney and City Clerk residency requirements and commissioner compensation, and timing of referendum.

Mr. Fletcher provided clarification regarding effective date of compensation changes.

Commission questions and discussion continued regarding emergency disaster relief coverage, 5-year Capital Improvement Plan, concern with upcoming hurricane seasons, need for more information, public input, and inclusion of imminent infrastructure needs.

***There was consensus to add a referendum question to the Town of Longboat Key's March 11, 2025 Election to request the ability of the City of North Port to borrow***

*money in situations of federal, state, or local declared emergencies.*

Mr. Fletcher spoke to timelines and follow-up discussion.

Commission questions and discussion continued regarding commission compensation and charter officer residency requirements.

There was no public comment.

**D. 24-1648**

Discussion and Possible Direction Regarding Next Steps for Florida Department of Transportation Related to the Yorkshire / Raintree Interchange

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding local municipality interest, infrastructure projects, discussion with Charlotte County, and parallel road plans.

Ms. Ray spoke to activity center master plans and expanding urban compound.

Commission questions and discussion continued regarding accessory roads and follow up with Charlotte County.

Mr. Speake spoke to status of interchange, improvements to Raintree and Yorkshire, meeting with Charlotte County, and future updates.

There was no public comment.

Recess was taken from 11:59 a.m. until 12:10 p.m.

**E. 24-1567**

Training - Quasi-Judicial Proceedings

Mayor Stokes announced the item.

Mr. Golen introduced the item and provided a presentation including definition of quasi-judicial matters, items included, Unified Land Development Code (ULDC) update, roles of Commission in hearings, overview of procedure, considerations, appeals, and legal counsel, and responded to Commission questions regarding aggrieved party process.

There was no public comment.

**3. PUBLIC COMMENT:**

There was no public comment.

**4. ADJOURNMENT:**

Mayor Stokes adjourned the meeting at 12:31 p.m.

City of North Port, Florida

By: \_\_\_\_\_

Phil Stokes, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk