City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Action Report

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 4, 2025 | **10:00 AM** | **City Commission Chambers**

CALL TO ORDER

ROLL CALL

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

ALSO PRESENT

PLEDGE OF ALLEGIANCE

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:

3. ANNOUNCEMENTS

A. 25-2986 Announcement of Current Advisory Board and Committee Vacancies

4. CONSENT AGENDA:

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, 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. 25-2779 Approve the Termination of the Assignment and Assumption of Master

Service Agreement and Statement of Work Between the City of North Port, Florida, and CivicPlus, LLC, in the Amount of $26,029.50, Approved by the City Commission on February 28, 2023.

This item was approved on the consent agenda.

B. 25-2932 Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d) of the Code of the City of North Port, Florida.

This item was approved on the consent agenda.

5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

A. 25-2984 Sarasota County Tax Collector, Mike Moran, Regarding Possible Long-Term Facility Solution for South County Residents.

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to direct City Manager to work with Mr. Moran and his team to bring back to the City plans for a new Sarasota County Tax Collection building here on City Hall Campus.

A motion to amend was made by Vice Mayor Emrich, seconded by Commissioner Duval, to include the City Attorney in these discussions.

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

The main motion as amended carried on the following vote:

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

6. PUBLIC HEARINGS:

Ordinance - First Reading:

A. 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.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the Assistant 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

A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to continue Ordinance No. 2025-32 to second reading on November 18, 2025. The motion carried on the following vote:

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

Resolution:

B. RES. NO. 2025-R-74 — A Resolution of the City Commission of the City of North Port, Florida, Transferring Real Property Located on Manila Avenue and Described as Lot 25, Block 734, 12th Addition to Port Charlotte Subdivision, Sarasota County Property Appraiser Parcel Identification Number 1144073425, to the North Port Road and Drainage District; Incorporating Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability;and Providing an Effective Date.

A motion was made by Commissioner Duval, seconded by Vice Mayor Emrich, to adopt Resolution No. 2025-R-74 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-84 — A Resolution of the City Commission of the City of North Port, Florida, Granting a Non-Exclusive Permanent and Exclusive Temporary Construction Easements Located on a Portion of the Parcel Lying in Section 12, Township 40 South, Range 20 East, Sarasota County Florida, Property Appraiser Parcel Identification Numbers 0793-00-1010 and 0815-00-1010; Providing Various Easements; Providing for Incorporation of Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to adopt Resolution No. 2025-R-84 as presented. 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. 25-2969 — Discussion and Possible Direction Regarding Amendments to Chapter 58, Code of the City of North Port, Florida, to Provide Affordable Housing Impact Fee Exemption or Reduction, Government Use Impact Fee Exemption, Amend the Impact Fee Deferral Program, and Process Improvements.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Manager to prepare an ordinance for City Commission consideration including Option 1C the proposed updated deferral program eligibility and refined program requirements and Option 1D the proposed process improvements. The motion carried on the following vote with Mayor Stokes dissenting due to stating there is no need to provide incentives of impact fee waivers:

Yes: 3 - Vice Mayor Emrich, Commissioner Petrow and Commissioner Langdon

No: 2 - Commissioner Duval and Mayor Stokes

B. 25-2975 Discussion and Possible Action Regarding the Unified Land Development Code, Section 3.2.3.B. Non-Residential Uses in the Corridor Transitional (CT) and Corridor (COR) Zoning Districts (Limitation on Hours of Operation).

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Manager to prepare an Ordinance regarding Section 3.2.3.B of the Unified Land Development Code (ULDC) to remove the hours-of-operation limitation in the Corridor Transitional (CT) and Corridor (COR) Zoning Districts also known as Annex 1 and Annex 2. The motion carried on the following vote:

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

C. 25-2806 Discussion and Possible Action Regarding Commission Compensation Formula. (Requested by Mayor Stokes).

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Attorney to draft an Ordinance for Commission compensation starting the new compensation at the base line of what it is right now adding what is comparable for the City employees cost of living increase annually.

The motion carried on the following vote:

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

8. PUBLIC COMMENT:

9. COMMISSION COMMUNICATIONS:

A. 25-2987 Commissioner Duval's Communications

B. 25-2988 Commissioner Langdon's Communications

C. 25-2989 Mayor Stokes' Communications

D. 25-2990 Vice Mayor Emrich's Communications

E. 25-2991 Commissioner Petrow's Communications

10. ADMINISTRATIVE AND LEGAL REPORTS:

11. ADJOURNMENT: