



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

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

Tuesday, January 13, 2026

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, Commissioner David Duval, Commissioner Demetrius Petrow, Vice Mayor Barbara Langdon and Commissioner Philip Stokes

ALSO PRESENT

City Manager Fletcher, Deputy City Manager Yarborough, City Attorney Fuino, City Clerk Faust, Board Specialist Lindner, Deputy Police Chief Morales, Deputy Fire Chief Herlihy, Development Services Director Ray, Development Services Deputy Director Barnes, Planner II Silva, Natural Resources Manager Kalev, Parks and Recreation Director Pfundheller, Assistant Parks and Recreation Director Sturgess, Environmental Planner I Bosch, and Finance Director Kukharenko.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Daniel Finton.

Mayor Emrich recognized prior Sarasota County Commissioner Jon Thaxton.

1. APPROVAL OF AGENDA

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to approve the agenda as presented. The motion carried on the following vote:

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

2. PUBLIC COMMENT:

Ms. Faust read the following eComments into the record:

Concerned Resident: Spoke to prior Good Governance Workshop conduct, participation, and accountability.

Anonymous: Spoke to retreat funding and accountability within City leadership.

Debbie McDowell: Spoke to the Unified Land Development Code (ULDC) noise protections.

In Person:

Joan Morgan: Expressed opposition of Item No. 26-0265.

Jon Thaxton: Expressed support of Item No. 26-0228.

Robin San Vicente: Spoke to Commission communication and citizen input.

Chuck English: Spoke to board and committee removal processes.

3. ANNOUNCEMENTS

A. [26-0134](#) Announcement of Current Advisory Board and Committee Vacancies

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

Ms. Faust read the announcements into record.

4. CONSENT AGENDA:

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

Public Comment:

Ms. Faust played the following voicemail into the record:

Jonathan Temper: Expressed opposition to Item No. 26-0003.

Ms. Faust read the following eComments into the record:

Nikki Miller: Expressed opposition to Item No. 26-0003.

Chris Miller: Expressed opposition to Item No. 26-0003.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to approve the consent agenda with the exception of Item No. 26-0265 being pulled for discussion. The motion carried on the following vote:

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

A. [25-2777](#) Approve the Letter of Agreement and Contract Between the City of North Port, Florida, on Behalf of the North Port Police Department and University of North Florida Training and Services Institute, Inc., d/b/a Institute of Police Technology and Management (IPTM), a Direct Support Organization of the University of North Florida, for Reimbursement of Costs in an Amount Not to Exceed \$7,143.38, for the North Port Police Department to Provide High Visibility Law Enforcement Operations in Areas With a High Rate of Pedestrian/Bicycle Crashes.

This item was approved on the consent agenda.

- B.** [25-3035](#) Approve First Amendment to the Interlocal Agreement for Commercial Driver License Training Between Charlotte County Public Schools and the City of North Port, Florida.
- This item was approved on the consent agenda.*
- C.** [25-3042](#) Approve Election Day Polling Place Agreement Between the City of North Port, Florida and the Supervisor of Elections of Sarasota County, Florida Regarding Use of the Premises Located at 6207 West Price Boulevard, North Port, Florida, 34291, Morgan Family Community Center, Multi-Purpose Room A and B, for the August 18, 2026, Primary Election and November 3, 2026, General Election.
- This item was approved on the consent agenda.*
- D.** [25-3071](#) Approve the Interlocal Agreement for Emergency Water Interconnect Between the City of North Port, Florida, and Englewood Water District.
- This item was approved on the consent agenda.*
- E.** [26-0003](#) Approve Request from Sarasota Memorial Hospital Seeking Relief From the Code of the City of North Port, Florida, Article II, Division 2. Noise, to Allow Concrete Pouring Activities to Occur at the Sarasota Memorial Hospital - Sumter Boulevard Location Between the Hours of 9:00 p.m. and 7:00 a.m. the Following Day on Weekdays and 9:00 p.m. and 7:30 a.m. on Weekends and Holidays, Beginning February 1, 2026, and Extending Through September 30, 2028.
- This item was approved on the consent agenda.*
- F.** [26-0078](#) Accept the Cash Receipts Summary Report for October 2025.
- This item was approved on the consent agenda.*
- G.** [26-0132](#) Approve the Affiliation Agreement for Clinical Practice Between the City of North Port, Florida, and The School District of Manatee County, Florida, to Permit Students Enrolled in the School District's Health Science Programs at Manatee Technical College to Ride-Along With North Port Fire Rescue Crews.
- This item was approved on the consent agenda.*
- H.** [26-0189](#) Approve the November 18, 2025 Commission Regular Minutes, December 1, 2025 Commission Workshop Minutes, December 9, 2025 Commission Regular Minutes, December 11, 2025 Commission Regular, and December 11 Commission Special Meeting Minutes.
- This item was approved on the consent agenda.*
- I.** [26-0260](#) Approve Construction Contract No. 2025-45 Pan American Wastewater

Reclamation Facility Centrifuge Building By and Between the City of North Port, Florida, and Close Construction Services, LLC, in the Amount of \$253,046.85 with a Contingency of \$25,304.00, for a Total Amount of \$278,350.85.

This item was approved on the consent agenda.

- J. [26-0261](#) Approve the Reappointment of Julianne Lacour as a Regular Member to Serve a Second Term on the Community Economic Development Advisory Board From February 14, 2026, Through February 14, 2029.

This item was approved on the consent agenda.

- K. [26-0314](#) Approve the Appointment of Sharon Matthews as a Regular Member to Serve on the Community Economic Development Advisory Board From January 13, 2026, Through January 13, 2029.

This item was approved on the consent agenda.

- L. [26-0262](#) Approve the Reappointment of Eva M. Rathgeber as a Regular Member to Serve a Second Term on the Art Advisory Board From February 28, 2026, Through February 28, 2029.

This item was approved on the consent agenda.

- M. [26-0263](#) Approve the Appointments of Robin J. San Vicente and Eva M. Rathgeber as Regular Members to Serve on the Environmental Advisory Board From January 13, 2026, Through January 13, 2029.

This item was approved on the consent agenda.

- N. [26-0265](#) Approve the Appointment of Cheryl L. Cook as a Regular Member to Serve on the Debt Management Committee Advisory Board From June 9, 2026, Through June 9, 2029.

Mayor Emrich announced the item.

Mr. Yarborough introduced the item.

Commissioner Stokes spoke to the item.

Commission questions and discussion took place regarding purpose, member qualifications, current borrowing needs, and suspension of applications.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Mayor Emrich, to suspend presenting applications for approval to the Commission for the Debt Management Advisory Committee for a period of 6-months. The motion carried on the following vote with Commissioner Duval dissenting due to the timeframe:

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

No: 2 - Commissioner Duval and Commissioner Petrow

- O.** [26-0266](#) Approve the Appointment of Carolyn Barry as a Regular Member to Serve on the Art Advisory Board From January 13, 2026, Through January 13, 2029.

This item was approved on the consent agenda.

- P.** [26-0272](#) Approve Election Day Polling Place Agreement Between the City of North Port, Florida and the Supervisor of Elections of Sarasota County, Florida Regarding Use of the Premises Located at 1602 Kramer Way, North Port, FL, 34286, George Mullen Activity Center/Gym, for the August 18, 2026, Primary Election and November 3, 2026, General Election.

This item was approved on the consent agenda.

- Q.** [26-0294](#) Approve Employment Separation and Release Agreement By and Between David Brown and the City of North Port, Florida.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - First Reading:

- A. ORD. NO. 2026-01** An Ordinance of the City of North Port, Florida, Providing for the Imposition and Collection of Non-Ad Valorem Special Assessments to Fund Costs Incurred by the City in Abating Nuisance Conditions of Excessive Growth of Grass and Nuisance Weeds on Developed Lots, and Hazardous Trees and Accumulation of Debris on Any Lot; Amending the Code of the City of North Port, Florida, Chapter 42 – Nuisances, Article II – Lot Clearing, to Create Section 42-27; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Yarborough introduced the item.

Commission questions and discussion took place regarding fund expenditures, cost

assessments, tree removal, code violations, Florida Building Code applicability, drought considerations, and undeveloped lots.

Public Comment:

In Person:

Robin San Vicente: Spoke to fee abatement processes.

Commission questions and discussion continued regarding County tax fee processes.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to continue Ordinance No. 2026-01 to second reading on February 24, 2026. The motion carried on the following vote:

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

B. [ORD. NO. 2026-02](#)

An Ordinance of the City of North Port, Florida, Adjusting the Commission's Base Salary Rate; Amending the Code of the City of North Port, Florida, Section 2-23. - Declaration of Salary; Payment; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding base salaries, cost of living adjustments, voting procedures for compensation, and clarification of Consumer Price Index (CPI) based adjustments.

Public Comment:

In Person:

Robin San Vicente: Spoke to citizen concerns regarding pay structure for Commission salaries.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to continue Ordinance No. 2026-02 to second reading on February 24, 2026. The motion carried on the following vote:

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

- C. [ORD. NO. 2026-04](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code Regarding Authorized Hours for Business Activities and Deliveries in Corridor Transitional and Corridor Zoning Districts by Amending Section 3.2.4.; Providing for Findings, Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Barnes spoke to the item.

Commission questions and discussion took place regarding residential property uses, restaurant use, noise ordinances, guideline adjustments, light industrial uses and special exceptions, City segmentation, planned communities, impacts on undeveloped lots, arterial and collector road classifications, automotive repair shop use limitations, benefits versus cost considerations, citizen concerns, hotels, bed and breakfast establishments, animal boarding facilities, and commercially designated lots.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to continue Ordinance No. 2026-04 to second reading on February 10, 2026. The motion carried on the following vote:

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

RESOLUTION:

- D. [RES. NO. 2026-R-03](#) A Resolution of the City of North Port, Florida, Authorizing the Use of Electronic Records and Electronic Signatures Pursuant to the Uniform Electronic Transaction Act and Directing the City Manager to Adopt and Implement Control Processes and Procedures for the Use of Electronic Signatures; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich 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 DocuSign standards and candidate forms.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to adopt Resolution No. 2026-R-03 as presented. The motion carried on the following vote:

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

E. [RES. NO. 2026-R-04](#)

A Resolution of the City Commission of the City of North Port, Florida, Vacating Utility and Drainage Easements for Lots 15 & 16 Block 334 of the 5th Addition to the Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL).

Mayor Emrich 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 Emrich called for disclosure of ex-parte communications.

Mayor Emrich, Vice Mayor Langdon, Commissioner Duval, Commissioner Stokes, and Commissioner Petrow disclosed no ex-parte communications.

Cherie DeHay, Settles Real Estate, LLC and Applicant's Realtor, being duly sworn, spoke to lot concerns regarding contract and kitchen easements.

Ms. Silva, being duly sworn, provided a presentation including overview, background, review process, compliance review, staff recommendations, and legal review.

There were no rebuttals by staff or the applicant.

There was no public comment.

Commission questions and discussion took place regarding easement clarifications.

There were no closing arguments by staff or the applicant.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to adopt Resolution No. 2026-R-04 as presented. The motion carried on the following vote:

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

Recess was taken from 11:27 a.m to 11:45 a.m.

6. GENERAL BUSINESS:

A. [26-0228](#) Discussion and Possible Action Regarding Pursuing an Outstanding Spring Designation for Warm Mineral Springs.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Bosch spoke to the item and provided a presentation including the origination and characteristics of the spring, prior Commission discussion, clarification of the process and timeline, qualification criteria, priority focus characteristics, potential benefits of designation, potential community benefits, major drawbacks of designation, City-level challenges, potential costs to residents, potential City costs, municipal involvement, Basin Management Action Plan (BMAP) requirement clarification, minimum flows and levels (MFL), clarification of prior Florida Department of Environmental Protection (FDEP) questions, alternative local protection tools, benefits versus drawbacks, and decision points for the Commission.

Commission questions and discussion took place regarding water quality and testing parameters, regulatory thresholds, monitoring responsibilities, environmental impacts, cost considerations, local versus state oversight, and long-term protection strategies.

Public Comment:

In Person:

Robin San Vicente: Spoke to prior involvement with water testing and designation clarification.

Pam Tokarz: Expressed support of the Commission discussion and expressed opposition of the item.

Debbie Blackwell: Expressed opposition of the item.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to direct the City Manager to continue utilizing local protection measures instead of pursuing Outstanding Florida Spring designation. The motion carried on the following vote:

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

No: 1 - Commissioner Duval

Recess was taken from 1:00 p.m. to 1:13 p.m.

B. [26-0234](#) Discussion and Possible Action Regarding Lowering the Tax Rate That the City Charges on Citizens Florida Power and Light (FPL) Electric Service Bills. (Requested by Commissioner Duval).

Mayor Emrich announced the item.

Commissioner Duval spoke to the item.

Commission questions and discussion took place regarding franchise fee percentage rates, impacts to citizens, budgetary and revenue considerations, fiscal responsibility, timing of potential changes, staff review and analysis needs, right-of-way and utility fee structures, solid waste and water revenue allocations, potential offsets for residents, future rate projections, and the budget process.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to direct the City Manager to review a revenue-neutral approach, an approach to reducing to 6%, the impact on citizens in terms of dollars, and the impact to the City in terms of lost revenue, as timely as possible. The motion carried on the following vote:

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

- C.** [26-0264](#) Discussion and Possible Action Regarding Advisory Board Recommendation Memorandum From the Charter Review Advisory Board Regarding Bond Issuance During Declared Disaster or Emergency Without Voter Approval.

Mayor Emrich announced the item.

Ms. Faust spoke to the item.

Commission questions and discussion took place regarding recommendations, Charter language clarification, Federal Emergency Management Agency (FEMA) related considerations, potential voter approval requirements, and a joint meeting.

Public Comment:

In Person:

Pam Tokarz: Spoke to processes, costs, and financing options.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to direct the City Clerk to schedule a joint meeting with the Charter Review Advisory Board to discuss this item. The motion carried on the following vote:

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

- D.** [26-0274](#) Discussion and Possible Action Regarding Approving the Appointment of Tim A. Drumm or Tiffany Arnold as a Regular Member to Serve on the Community Economic Development Advisory Board From January 13, 2026, Through January 13, 2029.

Mayor Emrich announced the item.

Ms. Faust spoke to the item.

Commission questions and discussion took place regarding applicants' backgrounds and experience.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to approve Tiffany Arnold to serve on the Community Economic Development Advisory Board as a North Port resident. The motion failed on the following vote:

Yes: 2 - Vice Mayor Langdon and Commissioner Stokes

No: 3 - Mayor Emrich, Commissioner Duval and Commissioner Petrow

A motion was made by Commissioner Petrow, seconded by Commissioner Duval, to approve Tim Drumm to serve on the Community Economic Development Advisory Board as a North Port resident. The motion carried on the following vote:

Yes: 3 - Mayor Emrich, Commissioner Duval and Commissioner Petrow

No: 2 - Vice Mayor Langdon and Commissioner Stokes

7. PUBLIC COMMENT:

Pam Tokarz: Expressed concerns regarding Item No. 26-0274.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

A. [26-0016](#) Commissioner Petrow's Communications

Commissioner Petrow spoke to events attended.

B. [26-0017](#) Vice Mayor Langdon's Communications

Vice Mayor Langdon did not have a report.

C. [26-0018](#) Mayor Emrich's Communications

Mayor Emrich did not have a report.

D. [26-0019](#) Commissioner Stokes' Communications

Commissioner Stokes reported on important topics.

E. [26-0020](#) Commissioner Duval's Communications

Commissioner Duval reported on important topics and events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

Mr. Fletcher did not provide a report.

Mr. Fuino did not provide a report.

Ms. Faust did not provide a report.

10. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 2:19 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk