



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, May 5, 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, City Attorney Fuino, City Clerk Faust, Board Specialist Lindner, Police Chief Garrison, Fire Chief Titus, Development Services Deputy Director Barnes, Development Services Director Ray, Finance Director Kukharensko, Assistant Utilities Director Vuolo, and Public Works Director Speake.

Mayor Emrich recognized former Commissioner Jon Thaxton and read statement regarding rules of decorum.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by former 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 eComment into the record:

Anonymous Employee: Expressed support of City leadership and spoke to various

topics.

In Person:

Jon Thaxton: Spoke to Gulf Coast Community Foundation.

Tim Doyle: Spoke to various topics.

3. ANNOUNCEMENTS

A. [26-0142](#) 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 City Manager regarding items pulled from the consent agenda for discussion.

Public Comment:

In Person:

Tim Doyle: Spoke to various items on the consent agenda.

Mayor Emrich requested a motion.

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

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

A. [26-0339](#) Approve the State of Florida Department of Environmental Protection Standard Grant Agreement Number L0290, for the North Port Blue Ridge / Salford Neighborhood Water and Sewer Expansion Phase 1 Project in the Amount of \$3,000,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute All Funding Documents After Legal Review.

This item was approved on the consent agenda.

B. [26-0372](#) Approve the Fifth Amended Lease Agreement By and Between the City of North Port, Florida, and the North Port Senior Center, Inc., at the Community Education Center, Located at 4970 Pan American Boulevard, North Port, Florida, 34287, Allowing for a Two-Month Lease Extension Through August 31, 2026.

This item was approved on the consent agenda.

C. [26-0533](#) Approve the Application to the Housing and Urban Development Community Development Block Grant Program in the Amount of \$305,000

for the Greenwood Avenue Sidewalk Widening Project, 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.

- D. [26-0534](#) Approve the Application to the US Department of Housing and Urban Development (HUD) Community Development Block Grant Program in the Amount of \$300,000 for the La Brea Park Playground Replacement Project, Located at 6340 La Brea St, North Port, FL 34287, 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.

- E. [26-0536](#) Approve the Letter of Support for the Fiscal Year 2027 Federal Appropriations Request of \$2,282,907 for the Water Control Structure 114 Project, Located on North Salford Boulevard and the Snover Waterway.

This item was approved on the consent agenda.

- F. [26-0558](#) Approve the Appointment of Daniel Kowalczyk as an Alternate I to Serve a First Term on the Planning and Zoning Advisory Board From May 5, 2026, Through May 5, 2029.

This item was approved on the consent agenda.

- G. [26-0559](#) Approve the Appointment of Tiffany Arnold as a Regular Member to Serve a First Term on the Community Economic Development Advisory Board From May 5, 2026, Through May 5, 2029.

This item was approved on the consent agenda.

- H. [26-0594](#) Approve the Application to the Fiscal Year 2027 Federal Community Projects Funding Request Program (Appropriations) in the Amount of \$2,282,907 for the Water Control Structure 114 Replacement Project Located on North Salford Boulevard and the Snover Waterway and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

This item was approved on the consent agenda.

- I. [26-0600](#) Approve the Award of Funds From the Special Event Assistance Program to the North Port Area Chamber of Commerce in Support of the Leadership North Port Serve up the Sound Pickleball Tournament to be Held on May 2, 2026, 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.

- J. [26-0604](#) Approve the Application to the Fiscal Year 2027 Federal Community Projects Funding Request Program for the Upsizing of Four Wastewater Pumping Stations in the Amount of \$1,680,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.
This item was approved on the consent agenda.
- K. [26-0605](#) Approve the First Amendment to the Lease Agreement Between the City of North Port, Florida, and Awaken Outreach Center, Inc., for Space at the Community Education Center, Located at 4940 Pan American Boulevard, North Port, Florida, 34287.
This item was approved on the consent agenda.
- L. [26-0616](#) Approve the Reappointment of Jessica A. Elk as a Regular Member to Serve a Second Term on the Environmental Advisory Board, From June 27, 2026, to June 27, 2029.
This item was approved on the consent agenda.
- M. [26-0619](#) Approve the Donation of a Surplus Fleet Asset for Project Graduation in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (3) of the Code of the City of North Port, Florida.
This item was approved on the consent agenda.
- N. [26-0627](#) Approve the April 2, 2026 Commission Regular Minutes, the April 6, 2026 Commission Workshop Minutes, and the April 7, 2026 Commission Regular Minutes.
This item was approved on the consent agenda.
- O. [26-0635](#) Accept the Cash Receipts Summary Report for March 2026.
This item was approved on the consent agenda.
- P. [26-0636](#) 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.
- Q. [26-0637](#) Approve the Reappointment of Omy Patel as a Student Member to Serve a Second Term on the Parks and Recreation Advisory Board From June 24, 2026, Through June 24, 2027.
This item was approved on the consent agenda.

- R. [26-0720](#) Approve the Updating of the Online Portal and Completion of the Medicare Enrollment Application and Associated Agreements to Reflect Mayor Pete Emrich as the Assigned Authorized Official to Allow for North Port Fire Rescue District's Primary Billing Company, Digitech Computer Inc., to Submit Claims and Receive Remits on North Port Fire Rescue District's Behalf.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - First Reading:

- A. **ORD. NO. 2026-11** An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code to Consolidate the Revenue Account Formerly Known as the Tree Fund into the Environmental Protection Fund by Amending Section 6.1.3.; 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.

Commission questions and discussion took place regarding property owners, tree preservation, canopy coverage, wildlife protection, tree planting percentages, environmental protection initiatives, and regulation enforcement.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to continue Ordinance No. 2026-11 to second reading on May 19, 2026. The motion carried on the following vote:

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

No: 1 - Commissioner Duval

ORDINANCE - Second Reading:

- B. [ORD. NO. 2026-14](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2025-2026 to Increase Park Impact Fee Funded Project P24LTC Legacy Trail Connection to Warm Mineral Springs, In the Amount of \$125,000; Providing for Findings; Providing for Posting; 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 Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding first reading.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Langdon, to adopt Ordinance No. 2026-14 as presented. The motion carried on the following vote:

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

RESOLUTION:

- C. [RES. NO. 2026-R-10](#) A Resolution of the City Commission of the City of North Port, Florida, Amending and Restating the Citywide Sponsorship Policy Herein Known as the Sponsorship Policy for City Events, Activities, Programs, and Designated Public Spaces; 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.

There were no Commission questions or discussion.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item.

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-10 as presented. The motion carried on the following vote:

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

D. [RES. NO. 2026-R-11](#)

A Resolution of the City Commission of the City of North Port, Florida Authorizing the Sale of Real Property Located on 2400 Commerce Parkway and Described as Lot 8, North Port Industrial Park, Sarasota County Property Appraiser Parcel Identification Number 0962110080; Incorporating Recitals; Providing for Filing of Documents; 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 property appraised value and proposed sale price.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to adopt Resolution No. 2026-R-11 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-19](#)

A Resolution of the City Commission of the City of North Port, Florida Accepting Ownership of Donated Real Property Located on Coastal Street and Described as Lot 5, Block 2087, 45th Addition to Port Charlotte Subdivision, Sarasota County Property Appraiser Parcel Identification Number 1131208705; Incorporating Recitals; Providing for Filing of Documents; 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 sending a letter of thanks to property owners.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to adopt Resolution No. 2026-R-19 as presented with a thank you letter being sent to the property owner on behalf of the Commission. The motion carried on the following vote:

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

F. [RES. NO. 2026-R-26](#)

A Resolution of the City Commission of the City of North Port, Florida, Accepting the Donation of the Ace K-9 Temperature Alarm Deployment System From the Retired Law Enforcement Association of Southwest Florida, Inc.; Acknowledging That the North Port Police Department Will be Responsible for the Installation of the Equipment; Providing for the City's Acceptance of the Donated Equipment; Providing for Incorporation of the Exhibits; Providing for Incorporation of Recitals; Authorizing the City Manager or Designee to Execute all Required Documents; 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.

There were no Commission questions or discussion.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Petrow, to adopt Resolution No. 2026-R-26 as presented. The motion carried on the following vote:

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

6. GENERAL BUSINESS:

A. [26-0418](#)

Discussion and Possible Action Regarding the Fourth Amendment to City of North Port, Florida, and Sabal Trace Development Partners, LLC Water and Wastewater System Developer's Agreement.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding fee delays, interest charges, citizen compensation, developer financial challenges, 2030 payment delays, 2026 balances, payment allocations and schedules, financial impacts, and growth anticipation.

Public Comment:

In Person:

Tim Doyle: Spoke to various topics.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to approve the Fourth Amendment to City of North Port, Florida, and Sabal Trace Development Partners, LLC. Water and Wastewater System Developer's Agreement. The motion carried on the following vote:

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

No: 1 - Commissioner Duval

Mayor Emrich reopened the item for discussion.

Commission questions and discussion continued regarding additional fees, interest charges, delayed payments, capacity fees, guaranteed revenues, Equivalent Residential Connection (ERC) allocations, infrastructure costs, and developer financial impacts.

Mayor Emrich reclosed the item.

B. [26-0611](#)

Discussion and Possible Action Regarding Parks and Recreation Advisory Board Recommendation Memorandum for Event Cost Reduction Strategies.

Mayor Emrich announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding event cost reduction strategies and sponsorship opportunities.

Public Comment:

In Person:

Tim Doyle: Spoke to various topics.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Mayor Emrich, to direct the City Manager to explore event sponsorship opportunities and/or a sponsorship program, to be brought back to the City Commission for review. The motion carried on the following vote:

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

- C. [26-0620](#) Discussion and Possible Action Regarding Formal Commission Approval of the Facility Lease Policy for City-Owned Facilities Including Selection of a Set Discount Based on Market Value.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding utilities processes, meter usage, market rates, rental utilization and shared use clarifications, Loveland Center, Awaken Food Pantry, legal defense, lease extensions, percentage suggestions, fairness, age of building market rate clarifications, double-net lease clarifications and impacts, lease breach agreement course of action, wait lists, tenant service agreements, application timeline approval or denial response clarifications, allocation of costs, deferred maintenance, community subsidizing, and flex space allocations.

Public Comment:

In Person:

Tim Doyle: Spoke to various topics.

Elaine Emrich: Spoke to various topics.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to direct the City Manager to work with staff and schedule a workshop at a later date to address the questions raised during this meeting, present options based on a fixed amount per square foot and include an assessment of the legality of offering non-profits that are 100% volunteer the ability for an additional discount off the flat rate. The motion carried on the following vote:

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

- D. [26-0649](#) Discussion and Possible Action Regarding Approving the Appointments of Robin J. San Vicente, Daniel Kowalczyk, or Jacqueline Torres, as Regular Members to Serve on the Charter Review Advisory Board From May 5, 2026, Through May 5, 2029.

Mayor Emrich announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding board qualifications, application order, existing board appointments, regular and alternate appointments, and citizen participation.

Public Comment:

In Person:

Tim Doyle: Spoke to various topics.

Mayor Emrich requested a motion.

A motion was made by Commissioner Petrow, seconded by Commissioner Duval, to approve the appointment of Jacqueline Torres and Robin San Vicente to serve as

Regular Members and Daniel Kowalczyk to serve as an Alternate Member. The motion carried on the following vote:

Yes: 3 - Commissioner Duval, Commissioner Petrow and Commissioner Stokes

No: 2 - Mayor Emrich and Vice Mayor Langdon

- E.** [26-0682](#) Discussion and Possible Action Regarding Sending a Letter of Support to the House Committee on Natural Resources for H.R. 642 - Myakka Wild and Scenic River Act of 2025.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding prohibition of new water diversion projects, water supply alternatives, feasibility study, flooding concerns, potable water supply, economic and development impact concerns, conservation easement clarifications, and traffic routes.

Public Comment:

In Person:

Tim Doyle: Expressed opposition to the item.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the City Manager to review the impact Bill H.R. 642 will have on the City from a financial and development standpoint. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

In Person:

Tim Doyle: Spoke to various topics.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

- A.** [26-0056](#) Commissioner Petrow's Communications

Commissioner Petrow reported on events attended and important topics.

- B.** [26-0057](#) Vice Mayor Langdon's Communications

Vice Mayor Langdon spoke to activity report attached to agenda.

- C.** [26-0058](#) Mayor Emrich's Communications

Mayor Emrich reported on events attended and important topics.

D. [26-0059](#) Commissioner Stokes' Communications
Commissioner Stokes did not have a report.

E. [26-0060](#) Commissioner Duval's Communications
Commissioner Duval reported on events attended and important topics.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

Ms. Faust did not have a report.

Mr. Fuino did not have a report.

Mr. Fletcher did not have a report.

10. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 12:27 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk