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, June 9, 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, Deputy City Clerk Powell, Board Specialist Lindner, Police Chief Garrison, Deputy Fire Chief Herlihy, Planner II Silva, Development Services Director Ray, and Natural Resources Manager Kalev.

Mayor Emrich read statement regarding rules of decorum.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy City Clerk Matthew Powell.

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:

Mr. Powell read the following eComments into the record:
Aiden Marshall: Spoke to City flag proposal.
David Iannotti: Expressed support of Item No. 26-0642.
Juno Enoch: Expressed support of Item No. 26-0642.
John Parker: Spoke to various topics.

In Person:
Robin San Vicente: Expressed opposition to Item No. 26-0642.

3. ANNOUNCEMENTS

A. 26-0144 Announcement of Current Advisory Board and Committee Vacancies

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

Mr. Powell read the announcements into the record.

4. CONSENT AGENDA:

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

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to approve the consent agenda pulling Item No. 26-0265 for discussion. The motion carried on the following vote:

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

A. 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. Fletcher introduced the item.

Commission questions and discussion took place regarding appointment postponement, membership qualifications, candidate experience, and future committee needs.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to continue Item No. 26-0265 until such time as the City is able to borrow money and is looking to add membership to the Debt Management Committee. The motion carried on the following vote:

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

B. 26-0425 Approve Contract for Installation of Lift Station Diesel Bypass Pumps RFB No. 2025-42 With Spectrum Underground Inc., for the Installation of Eight (8) Permanent Diesel Bypass Pumps in the Amount of $1,130,078 With a Contingency of $29,922 for a Total Amount of $1,160,000.

This item was approved on the consent agenda.

C. 26-0448 Approve the Voluntary Cooperation Mutual Aid Agreement Between Participating Agencies and the Florida Department of Law Enforcement to Form a Fort Myers Regional Operation Center Child Abduction Response Team.

This item was approved on the consent agenda.

D. 26-0492 Approve the Agreement By and Between the City of North Port, Sarasota County, Florida, and Bill Furst, Property Appraiser of Sarasota County, Regarding Uniform Method of Collection and Enforcement of Non-Ad Valorem Assessments for Nuisance Abatement Pursuant to Resolution 2025-R-87.

This item was approved on the consent agenda.

E. 26-0570 Approve the Eleventh Amendment to Agreement No. 2015-19, Professional Engineering Services for the Widening of Price Boulevard From Sumter Boulevard to Toledo Blade Boulevard by and between the City of North Port, Florida, and Consor North America, Inc. in the Amount of $721,045.02.

This item was approved on the consent agenda.

F. 26-0596 Approve the Interlocal Agreement Between Charlotte County and City of North Port Relating to the Sharing of Employee Health Centers.

This item was approved on the consent agenda.

G. 26-0739 Approve and Authorize the CIty Manager to Execute Health Care Medical Services Agreement By and Between the City of North Port, Florida, and Medical Risk Solutions, LLC (d/b/a My Health Onsite, Also Known as Crowne Consulting Group) for an Employee Health Center in the Amount of $2,362,593.00.

This item was approved on the consent agenda.

H. 26-0643 Approve Work Assignment No. 2026-02PW With HighSpans Engineering, Inc. for Professional Engineering Services for the North Sumter Boulevard Pedestrian Bridge Replacement in the Amount of $319,912.00.

This item was approved on the consent agenda.

I. 26-0679 Approve the Award of Funds From the Special Event Assistance Program to Kiwanis Club of North Port in Support of the Pet Expo to be Held on May 30, 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. 26-0680 Approve the Award of Funds From the Special Event Assistance Program to Kiwanis Club of North Port in Support of the Kiwanis Fishing Tournament to be Held on June 20, 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.

K. 26-0698 Approve the Utilization of the Annual Award WH22-047 Between the City of Boynton Beach, Florida and Fortiline, Inc., for the Annual Supply of Brass Fittings and Accessories, Subject to Appropriated Funds Based on Unit Pricing, In the Amount Not to Exceed $350,000 and Authorize the City Manager to Approve any Modifications or Renewals in Concurrence with Boynton Beach.

This item was approved on the consent agenda.

L. 26-0715 Approve the Use of Facility Repair and Maintenance Contract EV2516 Elevator and Escalator Maintenance and Repair Services Between Kansas City, Missouri and Kone, Inc. in an Amount Not to Exceed $400,000 Annually Through the Term of the Contract and Renewals.

This item was approved on the consent agenda.

M. 26-0719 Approve the Use of Contract 25-0171 Between the School Board of Sarasota County, Florida, and Air Mechanical & Service Corp. for Heating, Ventilation, and Air Conditioning (HVAC) Mechanical Services in an Amount Not to Exceed $220,000 Annually Through the Term of the Contract and Renewals.

This item was approved on the consent agenda.

N. 26-0725 Approve the Utilization of the City of Naples, Florida, Contract RFP No. 25-017 Wastewater Treatment Plan - Hauling and Disposal of Biosolids With Charlotte County Bio-Recycling Center, LLC, Subject to Appropriated Funds, in the Amount Not to Exceed $580,200 and Authorize the City Manager to Approve any Modifications or Renewals in Concurrence With the City of Naples.

This item was approved on the consent agenda.

O. 26-0736 Approve the May 4, 2026 Commission Workshop Minutes, May 5, 2026 Commission Regular Minutes, May 7, 2026 Commission Regular Minutes, and May 7, 2026 Commission Special Minutes, and May 19, 2026 Commission Regular Minutes.

This item was approved on the consent agenda.

P. 26-0738 Approve Contract No. 2025-43 – Inflow and Infiltration Mitigation Community Development Block Grant-Mitigation By and Between the City of North Port, Florida, and Inliner Solutions, LLC, in the Amount of

$368,132.00 With a Contingency of $36,813.00 for a Total Amount of $404,945.00 for Pipe Lining of Identified Sections of the Utilities Wastewater Collection System.

This item was approved on the consent agenda.

Q. 26-0745 Approve the Fourth Amendment to Agreement No. 2017-40, Professional Design & Engineering Services for Warm Mineral Springs Park Master Plan by and Between the City of North Port, Florida, and Kimley-Horn and Associates, Inc. to Include Additional Scope Related to the Bridge Design and Environmental Permitting to Facilitate a Trail Connection From Warm Mineral Springs Park, 12200 San Servando Avenue, North Port, Florida 34287, to the North Port Connector of the Legacy Trail in the Amount of $93,800 for a Total Contract Amount of $786,600.

This item was approved on the consent agenda.

R. 26-0752 Approve the Renewal of the Non-Institutional Medicaid Provider Agreement and Special Exempt Entity Certification to Reflect Mayor Emrich as the Assigned Authorized Official for the North Port Fire Rescue District and Authorize Digitech Computer, Inc. to Submit the Executed Renewal Packet to the Florida Agency for Health Care Administration (AHCA) on the North Port Fire Rescue District's Behalf.

This item was approved on the consent agenda.

S. 26-0754 Accept the Cash Receipts Summary Report for April 2026.

This item was approved on the consent agenda.

T. 26-0759 Approve the Thomson Reuters Order Form Order ID Q-11575016 for Westlaw Electronic Legal Research Services for a 36-Month Term and a Total Cost of $35,644.56.

This item was approved on the consent agenda.

U. 26-0766 Approve the Utilization of the Annual Award WH22-048 Between the City of Boynton Beach and Fortiline, Inc., for the Annual Supply of Pipe Fittings and Accessories, Subject to Appropriated Funds Based on Unit Pricing, In the Amount Not to Exceed $350,000 and Authorize the City Manager to Approve any Modifications or Renewals in Concurrence With Boynton Beach.

This item was approved on the consent agenda.

V. 26-0768 Approve the Appointment of Walter Pawlowski as a Regular Member to Serve a First Term on the Community Economic Development Advisory Board as a North Port Resident From June 9, 2026, Through June 9, 2029.

This item was approved on the consent agenda.

W. 26-0771 Approve the Reappointment of Joan Morgan as a Regular Member to Serve a Second Term on the Parks and Recreation Advisory Board as a North Port Resident From June 13, 2026, Through June 13, 2029.

This item was approved on the consent agenda.

X. 26-0809 Approve the Appointments of Jennifer Wilson, Donald McCauley, and Margaret J. Wischhusen as Regular Members to Serve a First Term on the Art Advisory Board From June 9, 2026, Through June 9, 2029.

This item was approved on the consent agenda.

Y. 26-0811 Approve the Appointment of Steven G. Foor as Regular Member to Serve a First Term on the Auditor Selection Committee From June 9, 2026, Through June 9, 2028.

This item was approved on the consent agenda.

Z. 26-0813 Approve the Appointment of Steven G. Foor as Regular Member to serve a First Term on the Citizen Tax Oversight Committee From June 9, 2026, Through June 9, 2029.

This item was approved on the consent agenda.

AA. 26-0814 Approve the Appointment of Jeffrey J. Tamas as a Regular Member to Serve a First Term on the Municipal Police Officers Pension Trust Fund Board of Trustees From June 9, 2026, Through June 9, 2028.

This item was approved on the consent agenda.

AB. 26-0818 Approve the Temporary Use and Occupancy Agreement By and Between the West Villages Improvement District and the City of North Port, Florida, Regarding Fire Station 87 Located at 17890 Preto Boulevard, Venice, Florida, 34293.

This item was approved on the consent agenda.

AC. 26-0849 Approve and Authorize the City Manager to Execute the Indemnification and Equipment Transfer Agreement By and Between the City of Punta Gorda, Florida, and the North Port Police Department for One (1) 2022 Harley Davidson Electra Glide Motorcycle in the Total Amount of $18,500.00.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

PETITION:

A. CC DMA-23-249 Consideration of Petition No. DMA-23-249 (PMCPA-23-00000249), Tuscola Commons Development Master Plan Amendment (QUASI-JUDICIAL).

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and called on the Deputy City Clerk to read by title only.

Mr. Powell read the Petition 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, Commissioner Duval, and Commissioner Petrow disclosed no ex-parte communications.

Commissioner Stokes and Vice Mayor Langdon disclosed one-on-one discussions during agenda briefing.

Linda Stewart, Pape-Dawson, being duly sworn, provided a presentation including request for amendment, surrounding conditions and site location map, existing future land use map, plan modifications, architectural building elevations, renderings and coloring, traffic impact statement and report, truck turning template, parking calculations, neighborhood workshop, and staff report conditions and compliance.

Ms. Silva, being duly sworn, provided a presentation including overview, staff review, development site, proposed development master plan amendment, compliance with 2017 Comprehensive Plan, consistency with 2010 Unified Land Development Code (ULDC), notice of public hearing and neighborhood meeting, and staff recommendations.

Ms. Stewart provided a rebuttal regarding building height.

Ms. Silva did not provide a rebuttal.

There was no public comment.

Commission questions and discussion took place regarding market analysis, job creation, permitted land use, resident services, real estate and business taxes, revenue generation, and quasi-judicial proceedings.

Ms. Silva provided closing arguments regarding permitted uses and recommendations.

Ms. Stewart did not provide a closing argument.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to approve Petition No. PMCPA-23-00000249 as presented including the following four conditions and find that based on the competent substantial evidence, the development master plan complies with the Unified Land Development Code:
1. No parking or paving is allowed to encroach into a required landscape buffer; however, parking and
paved areas may encroach into a building setback. If any paving occurs over an easement, Public Works
may want the property owner to sign an acknowledgement that in the event the City has to do work in
the easement, it is the property owner's responsibility to repair and replace said

pavement, sidewalk
or other flat work.
2. The future detailed design of the stormwater management system must meet all
requirements in the City of North Port Unified Land Development Code (ULDC)
Stormwater Regulations.
3. Provide stop sign/stop bar at exit to main driveway. Ensure stop bar is spaced at least 4 feet from
crosswalk.
4. Corral needs to be 20 ft wide, 10 ft deep, enough for two dumpsters.
The motion carried on the following vote:

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

ORDINANCE - First Reading:

B. ORD. NO. 2026-09

An Ordinance of the City of North Port, Florida, Providing That Failure to Appear at a Code Enforcement Hearing Constitutes an Admission and Waiver and Authorizes Imposition of Penalties and Costs; Amending the Code of the City of North Port, Florida,, Section 2-508; 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 Deputy City Clerk to read by title only.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the Deputy 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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding existing property impacts and violation hearing notification processes.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Petrow, seconded by Commissioner Stokes, to continue Ordinance No. 2026-09 to second reading on June 23, 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. 2026-17

An Ordinance of the City of North Port, Florida, Regarding Street Naming and Property Numbering; Amending the Code of the City of North Port, Florida, Section 70-55 through 70-58; 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 Deputy City Clerk to read by title only.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the Deputy 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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding property address clarifications.

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 Duval, to continue Ordinance No. 2026-17 to second reading on June 23, 2026. The motion carried on the following vote:

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

D. ORD. NO. 2026-18 An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2025-2026 for Use of State of Florida Contraband Forfeiture Funds In the Amount of $55,000; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the Deputy 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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding t-shirt costs and allowable uses of forfeiture funds.

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. 2026-18 to second reading on June 23, 2026. The motion carried on the following vote:

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

ORDINANCE - Second Reading:

E. ORD. NO. 2026-13

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Schedule; Amending Parks and Recreation - General Fees and Facility Rental Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and called on the Deputy City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

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 adopt Ordinance No. 2026-13 as presented. The motion carried on the following vote:

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

F. ORD. NO. 2026-16

An Ordinance of the City of North Port, Florida, Related to the City's Solid Waste Services; Amending Chapter 62 and Chapter 66 of the Code of the City of North Port, Florida; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and called on the Deputy City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Stokes, to adopt Ordinance No. 2026-16 as presented. The motion carried on the following vote:

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

ORDINANCE - Third Reading:

G. ORD. NO. 2026-10

An Ordinance of the City of North Port, Florida, Relating to Impact Fee Collection and the Impact Fee Deferral Program; Amending and Renumbering Chapter 58 of the Code of the City of North Port, Florida; Providing for Impact Fees; Purpose and Authority; Definitions; Payment of Fees; Impact Fee Schedules; Exemptions; Appeals, Reporting and Reviewing of Fees; Refunds; Developer Reimbursements and Credits; Amending the Deferral Program; Providing for Eligible Development, Timing of Application, Application Contents, Agreement and Payment Schedule; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and called on the Deputy City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

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 Ordinance No. 2026-10 as presented. The motion carried on the following vote:

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

RESOLUTION:

H. RES. NO. 2026-R-32

A Resolution of the City Commission of the City of North Port, Florida, Accepting the Transfer of Water and Wastewater Infrastructure and Improvements and Associated Warranties in Manasota Beach Ranchlands Plat No. 1; Providing for Incorporation of 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 Deputy City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

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-32 as presented. The motion carried on

the following vote:

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

I. [RES. NO. 2026-R-38] A Resolution of the City Commission of the City of North Port, Florida, Initiating the Process for Negotiating an Interlocal Service Boundary Agreement with Sarasota County, Florida, Pursuant to Part II of Chapter 171, Florida Statutes; Providing for Findings; Providing for Subjects of Negotiations; Identifying a Municipal Service Area; Providing for Transmittal; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and called on the Deputy City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding timely service clarifications.

There was no public comment.

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-38 as presented. The motion carried on the following vote:

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

J. [RES. NO. 2026-R-41] A Resolution of the City Commission of the City of North Port, Florida, Initiating the Process for Negotiating an Interlocal Service Boundary Agreement with Sarasota County, Florida, Pursuant to Part II of Chapter 171, Florida Statutes; Providing for Findings; Providing for Subjects of Negotiations; Identifying a Municipal Service Area; Providing for Transmittal; Providing for Conflicts; Providing for Severability; and Providing an Effective Date .

Mayor Emrich announced the item and called on the Deputy City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding infrastructure responsibilities, legal clarifications, West Villages Improvement District (WVID) responsibilities, and prior workshop direction.

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 adopt Resolution No. 2026-R-41 as presented. The motion carried on the following vote:

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

K. [RES. NO. 2026-R-40] A Resolution of the City Commission of the City of North Port, Florida, Granting a Non-Exclusive Permanent Easement Located on a Portion of the Parcel Lying in Section 30, Township 39 South, Range 21 East, Sarasota County, Florida, Property Appraiser Parcel Identification Number 0996-00-1004; Providing for Incorporation of 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 Deputy City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

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-40 as presented. The motion carried on the following vote:

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

L. [RES. NO. 2026-R-42] A Resolution of the City Commission of the City of North Port, Florida, Approving the City's Acceptance of the Conveyance of Fire Station No. 87 and Associated Vehicles, Equipment, and Improvements, Effective Upon the Issuance of the Final Certificate of Occupancy; Accepting Associated Warranties and Intangible Property; Entering an Indemnity Agreement for Future Final Payment to Contractor; 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 Deputy City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

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-42 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. 26-0767 Discussion and Possible Action Regarding Approving the Appointments of Richard Vance and Ann Lane, as a Regular Member and an Alternate Member to Serve a First Term on the Environmental Advisory Board From June 9, 2026, Through June 9, 2029.

Mayor Emrich announced the item.

Mr. Powell introduced and spoke to the item.

Commission questions and discussion took place regarding education and experience.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to approve the appointment of Ann Lane as a Regular Member and Richard Vance as an Alternate Member to serve a first term on the Environmental Advisory Board from June 9, 2026, through June 9, 2029. The motion carried on the following vote:

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

B. 26-0642 Discussion and Possible Action Regarding Initiating Eminent Domain for 30 Parcels Located Within the Natural Corridor Between the Little Salt Spring and Myakkahatchee Creek (Spring Haven Drive Area).

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Kalev provided a presentation including project history and background, aerial maps, property ownership, Greenway bottleneck map, ecological description, conservation importance, potential future considerations, cultural and archaeological significance, wildlife documentation, potential development impacts, status update, options, benefits and drawbacks, and staff recommendation.

Commission questions and discussion took place regarding environmental importance, rezoning limitations, property ownership, fair market value, Sarasota County negotiations, jurisdictional responsibilities, survey and appraisal requirements, condemnation and trial proceedings, property owner negotiations, property rights, environmental protection funding, habitat fragmentation, Sarasota County School Board property ownership, and building permit processes.

Public Comment:

Mr. Powell read the following eComments into the record:
Sally Reim: Expressed opposition of the item.
Maria Leslie: Expressed support of the item.

William Kirst: Expressed support of the item and spoke to various topics regarding the item.
David Iannotti: Expressed support of the item.
Juno Enoch: Expressed support of the item.
Jill Luke: Expressed support of the item and spoke to various topics regarding the item.

In Person:
Robin San Vicente: Expressed opposition of the item.
Steve Koski: Expressed opposition and spoke to various topics regarding the item.
Chuck English: Expressed opposition and spoke to various topics regarding the item.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to direct the City Manager to pursue negotiations for the acquisition of 30 privately owned parcels located in the natural corridor between Little Salt Springs and Myakkahatchee Creek subject to applicable legal requirements and the availability of funding. The motion carried on the following vote with Commissioner Stokes dissenting due to concerns regarding the use of taxpayer funds:

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

No: 1 - Commissioner Stokes

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to direct the City Manager to approach the Sarasota County School Board regarding their options and/or plans for their property in this area. The motion carried on the following vote:

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

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to direct the City Manager to build a coalition of interested parties who commit to actively supporting the conservation of this property. The motion carried on the following vote:

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

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the City Manager contact state and federal parties regarding designating this property in a way that would deem it environmentally significant. 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:
Haley Burton: Spoke to various topics.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

A. 26-0066 Commissioner Petrow's Communications

Commissioner Petrow did not have a report.

B. 26-0067 Vice Mayor Langdon's Communications

Vice Mayor Langdon did not have a report.

C. 26-0068 Mayor Emrich's Communications

Mayor Emrich did not have a report.

D. 26-0069 Commissioner Stokes' Communications

Commissioner Stokes did not have a report.

E. 26-0070 Commissioner Duval's Communications

Commissioner Duval did not have a report.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

Mr. Powell 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 12:43 p.m.

City of North Port, Florida

By: ___________________________________
Pete Emrich, Mayor

Attest: _________________________________
Heather Faust, City Clerk