



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, March 10, 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, Planner II Silva, and Development Services Director Ray.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Manager Jerome Fletcher.

1. APPROVAL OF AGENDA

Mayor Emrich requested a motion to approve the agenda.

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:
Sharon Donovan: Expressed support for Item No. 26-0427.

In Person:

Tim Doyle: Expressed concerns regarding public comment procedures.

3. ANNOUNCEMENTS

A. [26-0138](#) 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 the 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 public comment procedures and compliance with laws.

Mayor Emrich requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Stokes, 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. [26-0241](#) Approve the Disposition of Surplus Fleet Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida.

This item was approved on the consent agenda.

B. [26-0333](#) Authorize the City Manager to Execute the Application for Voluntary Re-Accreditation and the Accreditation Agreement between the City of North Port and the Accreditation Council of the American Public Works Association (APWA).

This item was approved on the consent agenda.

C. [26-0405](#) Approve the January 16, 2026 Commission Convocation of Governments Joint Meeting Minutes

This item was approved on the consent agenda.

D. [26-0427](#) Approve the Legacy Trail Warm Mineral Springs Park Connector Project for Inclusion on the Prioritized List of Project Funding Applications Through the Sarasota-Manatee Metropolitan Planning Organization.

This item was approved on the consent agenda.

E. [26-0422](#) Approve Contract Number 2025-14.001, Emergency Feeding and Catering Services, By and Between the City of North Port, Florida, and Cotton Commercial USA, Inc., Primary Vendor, and Authorize the City

Manager to Approve the Future Renewal Terms.

This item was approved on the consent agenda.

- F. [26-0473](#) Approve Contract Number 2025-14.002, Emergency Feeding and Catering Services, By and Between the City of North Port, Florida, and Puff ‘n Stuff Catering, LLC, Secondary Vendor, and Authorize the City Manager to Approve the Future Renewal Terms.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

PETITION:

- A. [CC](#) [PMCP-24-00](#) [000041](#) Consideration Of Petition PMCP-24-00000041 (DMP-24-041), 75 Park Place Development Master Plan For A Personal Storage Facility With 175 Parking Stalls For Recreational Vehicles And Boat Storage. On ± 6.37 Acres Generally Located Southeast of The Intersection of N Chamberlain Boulevard and Greenley Road. (QUASI-JUDICIAL)

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

Ms. Faust read the Petition title, stated there were no aggrieved parties, and swore in those wishing to provide testimony.

Mayor Emrich called for disclosure of ex-parte communications.

Commissioner Duval, Commissioner Stokes, Mayor Emrich, Vice Mayor Langdon, and Commissioner Petrow disclosed a meeting with Boone Law Firm and staff during one-on-one.

Frank Quattrone, Quattrone and Associates, Inc., being duly sworn, provided a presentation including request, area location map, subject and surrounding properties, project zoning, project access and landscape buffers, water management, and conclusion.

Ms. Silva, being duly sworn, provided a presentation including overview, history, site information, proposed development master plan, staff review, consistency with the Comprehensive Plan and Unified Land Development Code (ULDC), neighborhood meeting and public notice, and staff recommendation.

There were no rebuttals by the applicant or staff.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding highway access, flooding, traffic impacts, and property rights.

There were no closing arguments by staff or the applicant.

Commission questions and discussion took place regarding lease and operational agreements, fire protection design elements, recreational vehicle (RV) storage

allocations, buffer enhancements, community input, hours of operation, and transition to surrounding single-family uses.

Mr. Quattrone, being duly sworn, provided closing arguments regarding proposed development and project considerations.

There was no closing argument by staff.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to approve Petition No. PMCP-24-0000041, with the below conditions and find that, based on competent substantial evidence, the development master plan and the conditions are consistent with the Unified Land Development Code and the Comprehensive Plan, and do not adversely affect the public interest:

Conditions:

1. At the time of the site development review, required shrubs need to be included in landscaping calculations and on the plans. It is recommended to use Florida native vegetation. Sec. 21-9.

2. The tree survey indicates more trees than what is proposed for preservation on the site plans. During the Site Development Review, it is recommended to keep this buffer in its natural state. By doing so, there will be no need to plant additional trees to meet the requirements for a Type C buffer, as the existing trees will satisfy this criterion. All trees designated for protection should have a barricade installed around them, which must remain in place throughout the construction period to prevent any damage to the protected trees. Chapter 45-Tree Protection Regulations.

3. If at any time this project offers temporary living sites for use by recreational vehicles and camping units as defined in NFPA 1194 - Standard for Recreational Parks and Campgrounds, 2021 Edition, the requirements for Wildland/Urban Interface areas shall apply in accordance with NFPA 1144 - Standard for Reducing Structure Ignition Hazards from Wildland Fire, 2018 Edition.

4. If at any time this project offers temporary living sites for use by recreational vehicles and camping units as defined in NFPA 1194 - Standard for Recreational Parks and Campgrounds, 2021 Edition, the requirements set forth therein shall apply.

The motion carried on the following vote:

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

RESOLUTION:

B. [RES. NO. 2026-R-15](#)

A Resolution Of The City Commission Of The City Of North Port, Florida, Vacating A 10-Foot Portion Of The Existing 20-Foot Platted Rear Drainage Easement Located On Lot 1 Block 1538 Of The 31st 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 and swear in those wishing to provide testimony.

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.

There were no ex-parte communications.

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

There was no rebuttal by staff.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item and spoke to concerns regarding easement allocations.

Commission questions and discussion took place regarding landscaping concerns.

There was no closing argument by staff.

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-15, as presented. The motion carried on the following vote:

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

C. [RES. NO. 2026-R-16](#)

A Resolution Of The City Commission Of The City Of North Port, Florida, Vacating A Utility And Drainage Easement For Lot 8, Block 1082, 23rd 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 and swear in those wishing to provide testimony.

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.

There were no ex-parte communications.

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

There was no rebuttal by staff.

Public Comment:

In Person:

Tim Doyle: Expressed support of the item and spoke to property rights and construction improvements.

There were no Commission questions or discussion.

There was no closing argument by staff.

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-16, 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-02](#) A Resolution of the City Commission of the City of North Port, Florida, Adopting the 2026 Sarasota County Unified Local Mitigation Strategy; 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 concerns regarding financial impacts and funding agreements.

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-02, as presented. The motion carried on the following vote:

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

ORDINANCE - First Reading:

- E. [ORD. NO. 2026-05](#) An Ordinance of the City of North Port, Florida, Amending the City Charter of North Port, Florida to Create Section 1.05, Corporate Boundaries; Providing for Findings; Providing for Filing of Documents; 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 Petrow, 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.

There were no Commission questions or discussion.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding jurisdictional authority, ordinance language, and public safety.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Langdon, to continue Ordinance No. 2026-05 to second reading on March 24, 2026. The motion carried on the following vote:

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

F. [ORD. NO. 2026-06](#)

An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2025-2026 for Purchase of Replacement Fire Engine 85 and Associated Equipment, Additional Costs for the Utilities Administration Building and Field Operations Center Project U18UAB, for a Total Sum of \$3,795,000; 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 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 furniture, fixtures, and equipment (FFE) costs, cost-saving options, and secondhand furniture.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding budget impacts, expenditures, and cost considerations.

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. 2026-06 to second reading on March 24, 2026. 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. [26-0400](#) Discussion and Possible Action Regarding Parks and Recreation

Advisory Board Recommendation Memorandum Regarding Electronic Bicycles (E-Bikes).

Mayor Emrich welcomed student visitors and announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding safety, enforcement challenges, park signage, State and County input, regulatory consistency, resource and budget impacts, and education efforts.

Public Comment:

Ms. Faust read the following eComment into the record:

Cashton Emrich: Expressed opposition of the item and spoke to safety, enforcement, and education.

In Person:

Tim Doyle: Expressed opposition of the item and spoke to safety, impacts to youth, alternative solutions, and parental responsibility.

Mayor Emrich requested a motion.

A motion was made by Commissioner Petrow, seconded by Vice Mayor Langdon, to decline further action at this time and direct the City Clerk to notify the Parks and Recreation Advisory Board.

Commission questions and discussion continued regarding waiting for County input.

A motion to amend was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to include language regarding waiting for State and County input prior to implementation of any City ordinance. The motion to amend carried on the following vote:

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

The main motion as amended 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 Mayor Emrich, to direct the City Manager to research opportunities to educate and train the public about e-bikes. The motion failed on the following vote:

Yes: 2 - Mayor Emrich and Commissioner Stokes

No: 3 - Commissioner Duval, Commissioner Petrow and Vice Mayor Langdon

B. [26-0440](#)

Discussion and Possible Action Regarding the Appointment of a Commissioner to the Auditor Selection Committee.

Mayor Emrich announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding participation, time commitments, and appointment considerations.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding auditor independence, potential conflicts, selection practices, and rotation.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to appoint Commissioner Petrow to serve on the Auditor Selection Committee. The motion carried on the following vote:

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

C. [26-0456](#)

Discussion and Possible Action Regarding Potential Actions the City can Take to Support Prohibiting the Use of Vapes on School Grounds. (Requested by Commissioner Petrow).

Mayor Emrich announced the item.

Commissioner Petrow introduced and spoke to the item.

Commission questions and discussion took place regarding regulations, enforcement, education efforts, coordination with Sarasota County School Board, and a letter of support.

Public Comment:

Ms. Faust read the following eComment into the record:

Kiwanis Club: Expressed support of the item and spoke to parental concerns and vape detection monitors.

In Person:

Tim Doyle: Expressed concerns regarding vaping, education, and youth access.

Mayor Emrich requested a motion.

A motion was made by Commissioner Petrow, seconded by Commissioner Stokes, to approve and transmit a letter of support from the City Commission endorsing the use of vape detection monitors as a preventative, non-intrusive tool to address student vaping. The motion carried on the following vote:

Yes: 4 - Mayor Emrich, Commissioner Duval, Commissioner Petrow and Commissioner Stokes

No: 1 - Vice Mayor Langdon

7. PUBLIC COMMENT:

In Person:

Tim Doyle: Expressed concerns regarding public safety, emergency preparedness, and contingency planning.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

- A. [26-0036](#) Commissioner Petrow's Communications
Commissioner Petrow reported on events attended.

- B. [26-0037](#) Vice Mayor Langdon's Communications
Vice Mayor Langdon did not have a report.

- C. [26-0038](#) Mayor Emrich's Communications
Mayor Emrich reported on events attended.

- D. [26-0039](#) Commissioner Stokes' Communications
Commissioner Stokes reported on events attended.

- E. [26-0040](#) Commissioner Duval's Communications
Commissioner Duval reported on events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

Mr. Fletcher did not have a report.

Mr. Fuino did not have a report.

Ms. Faust did not have a report.

10. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 12:14 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk