



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

### **CITY COMMISSIONERS**

*Phil Stokes, Mayor*

*Pete Emrich, Vice Mayor*

*Barbara Langdon, Commissioner*

*David Duval, Commissioner*

*Demetrius Petrow, Commissioner*

### **APPOINTED OFFICIALS**

*Jerome Fletcher, City Manager*

*Michael Golen, Interim City Attorney*

*Heather Faust, City Clerk*

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Monday, June 2, 2025

10:00 AM

City Commission Chambers

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### **CALL TO ORDER**

Mayor Stokes called the meeting to order at 10:00 a.m.

### **ROLL CALL**

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

### **ALSO PRESENT**

Also present are City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Board Specialist Lane, Police Captain King Garrison, Fire Chief Titus, Natural Resources Manager Kalev, Deputy Director of Development Services Barnes, and Director of Development Services Ray.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Gale West.

### **1. PUBLIC COMMENT:**

There was no public comment.

### **2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES**

#### **A. [25-2229](#)**

Presentation by the North Port Natural Resources Division Regarding North Port Environmental Scorecard

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Mr. Kalev provided a presentation including introduction, tree canopy, water quality, air quality, wildlife, floodplain and storm management, other scorecard parameters,

environmental scorecard visual, and conclusion.

Commission questions and discussion took place regarding measuring water parameter, building effecting wildlife, number of trees being planted, community involvement, Development services scorecard, interpreting scorecard, communication of scorecard within the community, goal of tree canopy, environmental protection fund, cost to plant trees, volunteers, focus on environmental sensitive land purchase, grant for Water Shed Plan, air quality, water quality, return on investment, monitoring invasive species, monitor hot spots for mosquito's, and disease control.

Ms. Ray spoke regarding allocating a million dollars to plant trees.

Ms. Barnes spoke to funds, invasive species, and purchasing properties.

There was no public comment.

**B. [25-2315](#)**

Presentation by Gale West Regarding Current Status and Future of the North Port Art Center.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Gale West, Volunteer Board President for the North Port Art Center, provided a presentation including art at the heart of every community, how does North Port Art Center (NPAC) address 3 strategic pillars for the city of north port, a new NPAC by designers and builders of the future, entrepreneurs of the future, free veterans workshop, veteran Herschel main wins awards, SGT Philip S Moore created artwork of the " Art of War" calendar, senior paint party, North Port an art destination, out of the rubble a new beginning, first draft floor plan, focus on the future, the center for arts at North Port, and to make a difference.

Commission questions and discussion took place regarding support of the City of North Port Art Center, how can the city help, funding, time frame, discussions with Sarasota Technical College (STC), setting parcel aside for extended period, fundraising, and Chamber of Commerce.

There was no public comment.

**3. GENERAL BUSINESS:**

**A. [25-2247](#)**

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

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding the operation hours, residential areas, adjustment of hours, structure, rezoning process, storage facility, and future workshops.

Ms. Ray spoke to hours of operations history for 10 years, property's rezoned, and possible extension of hours.

Ms. Faust read the following eComment into record:  
Debbie McDowell: Spoke to opposition to the item.

Recess from 12:10 p.m. to 12:20 p.m.

***There was consensus to direct the City Manager to bring back recommendations for adjusting corridor and transitional coordinator districts to include additional data to educate regarding unintentional business prevention.***

**B. [25-2248](#)**

Discussion and Possible Action Regarding the Code of the City of North Port, Florida, Chapter 6 - Alcoholic Beverages, Sec. 6-4. - Sales Near Churches or Schools.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding permit to serve alcoholic beverage at festival, pizza restaurant selling beer and wine, and update the City Code.

There was no public comment.

***There was consensus to direct the City Manager to prepare an agenda item for a future meeting regarding amending the Code of the City of North Port, Florida, Chapter 6 - Alcoholic Beverages, Sec. 6-4. - Sales Near Churches or Schools to 1. Specify that the distance requirements apply only to adult oriented businesses, bars and night clubs; 2. Reduce the distance requirements between businesses selling alcoholic beverages and churches and schools to from 800-feet to 600-feet; 3. Specify that the distance requirement shall not be imposed on businesses selling alcoholic beverages when a church operating in a strip commercial center is within the established distance; and 4. Specify that school as used in these regulations means a state-accredited public or private school for children from the preschool or kindergarten level through senior high school but shall not be deemed to include any other types of schools.***

**4. PUBLIC COMMENT:**

Public Comment:

Al Picud: Spoke to the City Code and the Unified Land Development Code (ULDC).

**5. ADJOURNMENT:**

Mayor Stokes adjourned the meeting at 12:37 p.m.

By: \_\_\_\_\_  
Phil Stokes, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk