



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

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

PUBLIC COMMENT: Properly submitted comments will be accepted and included in the official record of the meeting pursuant to City Commission Policy No. 2020-04.

Public comment may be submitted in the following ways:

In Person Attendance: Submit a comment card to the City Clerk. Comment cards with completed information may be submitted until the Mayor closes Public Comment for the agenda item. Public comment is limited to three minutes per person.

Online: Submit a written eComment using the eComment link at cityofnorthport.legistar.com/Calendar. The link will be available online at 8:00 a.m. the day before the meeting until one hour prior to the start of the meeting. Your public comment is limited to 2,000 characters.

Voice Mail Message: Leave a voice mail message via telephone at 941-429-1032. Voice Mail messages will be accepted the day before the meeting from 8:00 a.m. until one hour prior to the start of the meeting. Please provide information as listed in the City's outgoing message. The message must not exceed two minutes, fifteen seconds.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. PUBLIC COMMENT:

(The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Commission/District Governing Body on any subject pertaining to City Business whether or not it is on the Agenda, with the exception of Quasi-Judicial Items.)

3. ANNOUNCEMENTS

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

Attachments: [Vacancy List](#)

4. CONSENT AGENDA:

(All matters under the Consent Agenda are considered by the City Commission to be routine and will be enacted by one motion. Any City Commission member may, however, remove an item from the Consent Agenda by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.)

- 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.

Attachments: [Letter of Agreement and Contract - IPTM](#)
[Florida Division of Corporations - IPTM](#)
[Florida Division of Corporations - University of North Florida](#)

- 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.

Attachments: [First Amendment](#)
[Interlocal Agreement](#)

- 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.

Attachments: [Morgan Family Community Center](#)

- D. [25-3071](#) Approve the Interlocal Agreement for Emergency Water Interconnect Between the City of North Port, Florida, and Englewood Water District.

Attachments: [Englewood Interlocal Agreement](#)

- 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 Limited Construction 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.

Attachments: [Sarasota Memorial Hospital - North Port After Hours Construction Work Reques](#)

- F. [26-0078](#) Accept the Cash Receipts Summary Report for October 2025.

Attachments: [Cash Receipts Summary - October 2025](#)

- 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.

Attachments: [Affiliation Agreement - School District of Manatee County](#)

- 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.

Attachments: [11-18-25](#)

[12-1-25](#)

[12-9-25](#)

[12-11-25](#)

[12-11-25](#)

- 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.

Attachments: [Contract No. 2025-45](#)

[Notice of Intent to Award and Recommendation Memo](#)

[Bid Tabulation](#)

[Submittal by Close Construction Services, LLC](#)

[RFB No. 2025-45 and Addenda](#)

[Florida Division of Corporations Document](#)

- 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.

Attachments: [Application](#)

[Resume](#)

- 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.

Attachments: [Application](#)
 [Resume](#)

- 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.

Attachments: [Application](#)

- 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.

Attachments: [San Vicente- Application](#)
 [Rathgeber- Application](#)

- N. [26-0265](#) Approve the Appointment of Cheryl L. Cook as a Regular Member to Serve on the Debt Management Committee Advisory Board From January 13, 2026, Through January 13, 2029.

Attachments: [Application](#)

- 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.

Attachments: [Application](#)

- 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.

Attachments: [George Mullen Activity Center](#)

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

Attachments: [Settlement Agreement and Release](#)
 [Ordinance No. 2015-43](#)

5. PUBLIC HEARINGS:

ORDINANCE - First Reading:

- A. [ORD. NO.](#) An Ordinance of the City of North Port, Florida, Providing for the Imposition
 [2026-01](#) 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.

Attachments: [Ordinance No. 2026-01](#)
[Ordinance No. 2026-01 Business Impact Estimate](#)

- 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.

Attachments: [Ordinance No. 2026-02](#)
[Business Impact Estimate](#)

- 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.

Attachments: [Ordinance No. 2026-04](#)
[PZAB Action Report](#)
[CEDAB Draft Meeting Minutes](#)
[Business Impact Statement](#)
[CT and COR All Uses](#)
[Use Table Changes](#)
[Noise Ordinance Specific Prohibitions](#)
[Hours of Operation Report](#)
[AGO 77-139 Business Hours Restrictions](#)
[Economic Development Element](#)
[Economic Development and Growth Management Pillar](#)
[06-03-24 City Commission Workshop Minutes](#)
[04-15-25 CEDAB Meeting Minutes](#)
[06-02-25 Workshop Minutes](#)
[11-04-25 City Commission Regular Meeting Minutes](#)

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.

Attachments: [Resolution No. 2026-R-03](#)
[Digital Signature Manual](#)
[Florida State Statute Section 668.50](#)

- 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).

Attachments: [Res. No. 2026-R-04](#)
[Staff Report with Exhibits](#)
[Staff Presentation](#)

6. GENERAL BUSINESS:

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

Attachments: [Presentation](#)
[Warm Mineral Springs OFS Memorandum \(May 1, 2025\)](#)
[Memo Regarding HB 1505 WMS as OFS \(March 9, 2023\)](#)
[FS 373 Part VIII Florida Springs and Aquifer Protection Act](#)
[Overview of Springs & Aquifer Protection Act Requirements](#)
[Resolution 2021-R-26](#)
[Resolution 2022-R-75](#)
[Letter from Myakka River Management Council](#)
[Warm Mineral Springs FAQ Sheet](#)

- 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).

- 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.

Attachments: [CRAB - Bond Issuance](#)

- 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.

Attachments: [Drumm- Application](#)
[Drumm- Resume](#)
[Arnold- Application](#)
[Arnold- Resume](#)

- E. [26-0293](#) Discussion and Possible Action Regarding Development of a Hometown Heroes Workforce Housing Impact Fee Incentive Program.

7. PUBLIC COMMENT:

(The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Commission/District Governing Body on any subject pertaining to City Business whether or not it is on the Agenda, with the exception of Quasi-Judicial Items.)

8. COMMISSION COMMUNICATIONS:

- A. [26-0016](#) Commissioner Petrow's Communications
B. [26-0017](#) Vice Mayor Langdon's Communications
C. [26-0018](#) Mayor Emrich's Communications
D. [26-0019](#) Commissioner Stokes' Communications
E. [26-0020](#) Commissioner Duval's Communications

9. ADMINISTRATIVE AND LEGAL REPORTS:

10. ADJOURNMENT:

NOTICE OF AVAILABILITY OF REPORTS - The Agenda is a summary of the proposed actions to be taken by the City Commission. For almost every agenda item, the City staff has prepared materials for Commission consideration and provided a staff recommendation. All of these materials are available at the City Clerk's Office, during normal business hours, for inspection and (for a fee) copying. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status, marital status, sexual orientation, gender identity or expression, or physical characteristic in administration of its programs, activities or services.

No stenographic record by a certified court reporter is made of these recordings. Accordingly, anyone seeking to appeal any of the decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. Copies of the recordings are available (for a fee) at the City Clerk's Office.