



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, September 22, 2026

6:00 PM

City Commission Chambers

Amended to add attachments to Item Nos. 26-1178 and 26-1145 and to add Item No. 26-1181.

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. [26-0149](#) 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. [26-0130](#) Approve and Authorize the City Manager to Execute Contract No. 2026-07 for a Three-Year Term and the Option to Renew for Two Additional One-Year Terms With Green Facility Inc., for Citywide Janitorial Services in the Total Amount of \$773,050.90 for Groups 1-6 and Additional Services on an As-Required Basis in the Total Estimated Annual Amount of \$100,000.00.

Attachments: [Contract](#)
[RFB No. 2026-07 and Addenda](#)
[Award Recommendation Memo](#)
[Bid Tabulation](#)
[Submittal by Green Facility, Inc.](#)

- B. [26-0396](#) Approve the United States Department of the Interior U.S. Geological Survey Joint Funding Agreement for Water Resource Investigations for Fiscal Year 2026-2027 Which Provides the Annual Monitoring and Maintenance of a Cooperative Data Collection Program With the City of North Port for Precipitation and Water Levels for a Contract Amount of \$31,322.00.

Attachments: [Agreement](#)

- C. [26-0762](#) Approve and Authorize the City Manager to Execute Contract No. 2026-24 School Crossing Guard Services for a Three-Year Term and the Option to Renew for Two Additional One-Year Terms With Waterfield Florida Staffing, LLC., for School Crossing Guard Services in the Total Amount of \$1,008,612.00.

Attachments: [Contract No. 2026-24](#)
[Solicitation and Addendum](#)
[Tabulation](#)
[Recommendation](#)
[Submittal](#)

- D. [26-0873](#) Approve and Authorize the City Manager to Execute an Emergency Site Use Agreement Between the School Board of Sarasota County, Florida, and the City of North Port, Florida, for use of Suncoast Technical College

North Port Campus Located at 4445 Career Lane, North Port, Florida, 34289, During Certain Declared Public Emergencies.

Attachments: [Agreement](#)

- E. [26-0960](#) Approve the Award of Request for Bid 2026-17 for Water and Wastewater Treatment Chemicals for a Five (5) Year Term with 1) Brenntag Mid-South, LLC., 2) Chemtrade Chemicals US LLC, 3) CedarChem LLC, 4) Chemrite Incorporated, 5) Allied Universal Corp., 6) Hawkins Inc., 7) Polydyne, Inc., 8) Airgas, 9) Amaya Solutions, Inc. dba American Water Chemicals, for the Purchase and Delivery of Chemicals, First Year Amount of \$1,744,500 Subject to Contractual Escalators for the Remaining Terms.

Attachments: [Notice of Intent to Award](#)
 [Award Recommendation Memo](#)
 [Bid Submittal by Airgas USA, LLC.](#)
 [Bid Submittal by Allied Universal Corporation](#)
 [Bid Submittal by Amaya Solutions, Inc. DBA American Water Chemicals](#)
 [Bid Submittal by Brenntag-Mid South, LLC.](#)
 [Bid Submittal by CedarChem LLC.](#)
 [Bid Submittal by Chemtrade Chemicals U.S., LLC.](#)
 [Bid Submittal by Chemrite Inc.](#)
 [Bid Submittal by Hawkins, Inc.](#)
 [Bid Submittal by Polydyne, Inc.](#)
 [Request for Bid 2026-17 and Addenda](#)

- F. [26-1079](#) Approve and Authorize the Mayor to Execute HGACBuy Interlocal Contract for Cooperative Purchasing With the Houston-Galveston Area Council (H-GAC) for Participation in the HGACBuy Cooperative Purchasing Program.

Attachments: [HGACBuy Interlocal Contract](#)

- G. [26-1093](#) Approve Work Assignment No. 2026-01.01 with Kimley-Horn and Associates, Inc. for Engineering Support Services for Lift Station 61 Upgrades in the Sycamore Street and Panacea Boulevard Areas in the Amount of \$347,370.

Attachments: [Procurement Documents](#)

- H. [26-1095](#) Approve the Award of Funds From the Special Event Assistance Program to Kiwanis Club of North Port Foundation in Support of the Kiwanis Bike Safety Expo to be Held on September 12, 2026 , in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

Attachments: [Application for Assistance](#)
[Fee Overview](#)
[Community Assistance Account Overview FY2026](#)
[Resolution 2018-R-17](#)
[Resolution 2025-R-05](#)

- I. [26-1096](#) Approve the Award of Funds From the Special Event Assistance Program to Kiwanis Club of North Port Foundation in Support of the Kiwanis Community Health Expo to be Held on September 26, 2026 , in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

Attachments: [Application for Assistance](#)
[Fee Overview](#)
[Community Assistance Account Overview FY2026](#)
[Resolution 2018-R-17](#)
[Resolution 2025-R-05](#)

- J. [26-1122](#) Accept the Cash Receipts Summary Report for July 2026.

Attachments: [Cash Receipts Summary - July 2026](#)

- K. [26-1135](#) Approve and Authorize the City Manager to Execute the Clearview AI SaaS - SL (Tool + Cloud Database Access) - Enterprise 6 Subscription Renewal Agreement for a Two Year Term With Clearview AI in the Total Amount of \$39,900.00.

Attachments: [Agreement and Quote](#)
[Intent to Award](#)

- L. [26-1136](#) Approve and Authorize the Mayor to Execute the Memorandum of Understanding (MOU) Between the Florida Department of Highway Safety and Motor Vehicles (FLHSMV) and the City of North Port, Florida, on Behalf of the North Port Police Department Regarding Access to the Biometric Facial Analysis System (BFAS).

Attachments: [Memorandum of Understanding](#)

- M. [26-1142](#) Approve the Mutual Termination of Lease Agreement By and Between the City of North Port, Florida, and the Jockey Club of North Port Property Owners' Association, Inc., Relating to Approximately 24.33 Acres of City-Owned Property Located Within Tracts E, J, K, and L of the Fifty-Second Addition to Port Charlotte.

Attachments: [Mutual Termination of Lease Agreement](#)
[Original Lease Agreement](#)
[September 28, 2021 Minutes](#)
[April 11, 2023 Minutes](#)

- N. [26-1148](#) Approve Utilization of Lee County, Florida Contract No. B210496ACN with Ferguson Enterprises, LLC for Water, Sewer, and Irrigation Materials, on an As-Needed Basis in the Amount Not to Exceed \$500,000 Annually Through the Term Ending June 7, 2027, and Authorizing the City Manager to Approve any Modifications, Renewals, or Terminations in Concurrence with Lee County, Florida.

Attachments: [Contract](#)
[Renewals](#)
[Agenda Award](#)
[Letter of Intent to Award](#)
[Bid Tabulation](#)
[Submittal by Ferguson Enterprises, LLC](#)
[Request for Bid](#)

- O. [26-1199](#) Approve the Appointments of Omi Patel to serve as Virtual/Home/Charter, etc School Representative, Savannah Wilmer to serve as North Port High School Representative, Dominic Segreto as Alternate I, KayleeLynn Webster as Wellen Park High School Representative, and Jayla Gordon, Jenny Nguyen, Logan W., Pranaam Lobo, Starr T., to serve as At- Large Members to Serve a First Term on the North Port Youth Council From September 22, 2026, Through September 22, 2027

Attachments: [Omy Patel- Application](#)
[Savannah Wilmer- Application](#)
[Dominic Segreto- Application](#)
[Jayla Gordon - Application](#)
[Jenny Ngyuen - Application](#)
[KayleeLynn Webster - Application](#)
[Starr T. - Application](#)
[Logan W. - Application](#)
[Pranaam Lobo- Application](#)

- P. [26-1181](#) Approve the Public Emergency Medical Transportation (PEMT) Letter of Agreement by and Between the City of North Port on Behalf of North Port Fire Rescue EMS and the State of Florida, Agency for Healthcare Administration (AHCA) in the Amount of \$316,864.71.

Attachments: [Letter of Agreement](#)

5. PUBLIC HEARINGS:

ORDINANCE - Second Reading:

- A. [ORD. NO. 2026-22](#) An Ordinance of the City of North Port, Florida, Approving Petition No. PMCPA-25-03560 to Amend the Village D Village District Pattern Plan

(West Villages A.K.A. Wellen Park) to Update Non-Residential Wall Sign Regulations and Establish Consistent Definitions for Public/Institutional Uses and Civic Spaces; Amending Section 3.4.1. of the Unified Land Development Code (ULDC) to Incorporate the Amended Pattern Plan by Reference; Amending Section 5.3.2. of the ULDC to Require Village D Wall Signs to Comply With ULDC Chapter 5 Standards and to Provide Deemed Compliance and Legal Nonconforming Status for Certain Existing Signs; Providing for Findings, Adoption, Conflicts, Severability, Codification, and an Effective Date. (QUASI-JUDICIAL)

Attachments:

[Ordinance No 2026-22, Second Reading](#)

[Ordinance No 2026-22, First Reading](#)

[Staff Report with Exhibits](#)

[Staff Presentation](#)

[PZAB Action Report](#)

[Stantec Presentation](#)

B. [ORD. NO. 2026-23](#)

An Ordinance of the City of North Port, Florida, Approving Petition No. PMCPA-24-00000083 (Formerly VPA-24-083) to Amend the Village E Village District Pattern Plan (West Villages A.K.A. Wellen Park) to Expand the District Boundary by Incorporating Approximately 81 acres of Land, Modify Development Entitlements, and Update Signage and Parking Regulations; Amending Section 3.4.1. of the Unified Land Development Code (ULDC) to Incorporate the Amended Pattern Plan by Reference; Amending Section 5.3.2. of the ULDC to Require Village E Signage to Comply with ULDC Chapter 5 Standards and to Provide Deemed Compliance and Legal Nonconforming Status for Certain Existing Signs; Providing for Findings, Adoption, Conflicts, Severability, Codification, and an Effective Date. (QUASI-JUDICIAL)

Attachments:

[Ordinance No. 2026-23, Second Reading](#)

[Ordinance No. 2026-23, First Reading](#)

[Staff Report with Exhibits](#)

[Staff Presentation](#)

[PZAB Action Report](#)

[Stantec Presentation](#)

C. [ORD. NO. 2026-25](#)

An Ordinance of the City of North Port, Florida, Establishing a Temporary Moratorium on the Acceptance, Processing, Review, Approval, or Issuance of Building Permits, Rezoning, Site Plans, Conditional Use Approvals, Variances, Comprehensive Plan Amendments, or Other City Approvals for the Construction, Establishment, Expansion, or Intensification of Data Centers, Data Center Facilities, Large-Scale Data Centers, and Large Load Customer Facilities Within the Municipal Limits of the City of North Port; Providing Exceptions; Directing Study and Evaluation of Data Center Impact; Providing for Enforcement; Providing for Notice; Providing for

Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments:

[Ordinance - Second Reading](#)

[Ordinance - First Reading](#)

[Business Impact Statement](#)

[July 21, 2026 Meeting Minutes](#)

[July 29, 2026 Meeting Minutes](#)

[DeSoto Ordinance 2026-016](#)

[August 31, 2026 Meeting Minutes](#)

- D. [ORD. NO. 2026-24](#) An Ordinance of the City of North Port, Florida, Repealing Chapter 4, Article X of the Code of the City of North Port, Florida, and Thereby Disbanding the Historic and Cultural Advisory Board; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments:

[Ordinance - First Reading](#)

[Business Impact Estimate](#)

- E. [ORD. NO. 2026-29](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2025-2026 for Increased Impact Fee Revenue and Reimbursement, In the Amount of \$200,000; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments:

[Ordinance No. 2026-29](#)

[Fund Balance Report](#)

RESOLUTION:

- F. [RES. NO. 2026-R-61](#) A Resolution of the City Commission of the City of North Port, Florida, Vacating a Utility and Drainage Easement for Lots 15, 16, 17, 18 and 19 Block 690, 17th 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:

[Resolution](#)

[Staff Report with Exhibits](#)

[Staff Presentation](#)

- G. [RES. NO. 2026-R-50](#) A Resolution of the City Commission of the City of North Port, Florida, Adopting the 2026 North Port Floodplain Management Plan, as the Formal Guide for the City of North Port's Floodplain Management Activities, Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Attachments: [Resolution No. 2026-R-50](#)
 [Exhibit A](#)

ORDINANCE - First Reading:

- H. [ORD. NO. 2026-26](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 58-5 – Fee Tables; Updating Impact Fee Rate Schedule for the City’s Transportation Impact Fee; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments: [Ordinance No. 2026-26 - First Reading](#)
 [Ordinance No. 2024-12](#)

6. GENERAL BUSINESS:

- A. [26-1066](#) Discussion and Possible Action Regarding Projects for 2027 State and Federal Legislative Funding Consideration.
- B. [26-1145](#) Discussion and Possible Action Regarding the City of North Port 2027 State and Federal Legislative Priorities.
- Attachments:** [2026 State](#)
 [2026 Federal](#)
 [2027 Sarasota County Priorities](#)
- C. [26-1081](#) Discussion and Possible Action Regarding Approving Utilization of Houston-Galveston Area Council (H-GAC) Cooperative Contract Number AM10-23 With Frazer, Ltd. for the Purchase of an Ambulance in an Amount Not to Exceed \$441,778; and Approve the Associated Purchase Agreement Between the City of North Port and Frazer, Ltd. and Associated Quote, Contingent Upon City Commission Approval of the HGACBuy Interlocal Contract (ILC).
- Attachments:** [Contract](#)
 [Frazer Purchase Agreement](#)
 [Frazer Quote](#)
- D. [26-0943](#) Discussion and Possible Action Regarding Approving and Authorizing the Mayor to Execute the Mutual Release, Settlement Agreement and Termination of Transportation Impact Fee Reimbursement Agreement Regarding Tuscola Boulevard Bridge Between the City of North Port and Sabal Trace Development Partners, LLC.

Attachments: [Termination Agreement](#)
[Easement 1](#)
[Easement 2](#)
[Map](#)
[2019 Agreement](#)

- E. [26-0944](#) Discussion and Possible Action Regarding Approving and Authorizing the Mayor to Execute the Temporary Construction Easement and Right of Entry by and Between Central Parc Community Development District and the North Port Road and Drainage District, a Dependent Special District of the City of North Port, Florida, Regarding the Tuscola Boulevard Bridge .

Attachments: [Easement](#)
[Agreement](#)
[Map](#)

- F. [26-1117](#) Discussion and Possible Action Regarding Approving and Authorizing the Mayor to Execute the Temporary Construction Easement and Right of Entry by and Between Sabal Trace Development Partners, LLC and the North Port Road and Drainage District, a Dependent Special District of the City of North Port, Florida, Regarding the Tuscola Boulevard Bridge.

Attachments: [Easement](#)
[Agreement](#)
[Map](#)

- G. [26-1114](#) Discussion and Possible Action Regarding the City Attorney's Performance Evaluation.

Attachments: [Summary of 2026 Evaluations of City Attorney](#)
[Mayor Emrich. City Attorney Evaluation 2026](#)
[Vice-Mayor Langdon. City Attorney Evaluation 2026](#)
[Commissioner Stokes. City Attorney Evaluation 2026](#)
[Commissioner Duval. City Attorney Evaluation 2026](#)
[Commissioner Petrow. City Attorney Evaluation 2026](#)
[City Attorney Self Evaluation Form](#)
[City Attorney Employment Agreement](#)
[CM CA Compensations](#)

- H. [26-1178](#) Discussion and Possible Action Regarding the City Manager's Performance Evaluation.

Attachments: [2026 City Manager Self-Evaluation](#)
[Mayor Emrich 2026 City Manager Evaluation](#)
[Vice Mayor Langdon 2026 City Manager Evaluation](#)
[Commissioner Stokes 2026 City Manager Evaluation](#)
[Commissioner Duval 2026 City Manager Evaluation](#)
[Commissioner Petrow 2026 City Manager Annual Evaluation](#)
[City Manager Employment Agreement](#)
[CM CA Compensations](#)

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. [26-0095](#) Commissioner Petrow's Communications
- B. [26-0096](#) Vice Mayor Langdon's Communications
- C. [26-0097](#) Mayor Emrich's Communications
- D. [26-0098](#) Commissioner Stokes' Communications
- E. [26-0099](#) Commissioner Duval's Communications

9. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [26-0164](#) City Clerk's Monthly Report

 Attachments: [Fiscal YTD Requests Closed Status](#)
 [Open Requests by Status Chart](#)
 [Public Records Request Log](#)
- B. [26-1045](#) City Attorney's Monthly Report

 Attachments: [Commission Directives to the City Attorney](#)
 [Matter List \(Redacted\)](#)
- C. [26-1200](#) City Manager's Monthly Report

 Attachments: [City Manager Report - September 2026](#)

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. 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.

The North Port City Hall is accessible in accordance with the Americans with Disabilities Act (ADA). Designated, accessible parking is available on the west side of City Hall, with building access from the parking area. Accommodations and translation services are available at no cost. Any person requiring a reasonable accommodation to participate in this meeting is asked to contact the City Clerk's Office at least 48 hours in advance by email at cityclerk@northportfl.gov or by telephone at (941) 429-7270. Persons using TTY/TDD may access this number via the Florida Relay Service by dialing 711.

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.