

John J. Anastasio, Esq.

- **City of North Port**
- **Finalist Candidate Presentation Exercise**
 - **August 29, 2025**

Challenges & Opportunities for North Port

(Concept Plan)

(Not Including Issues in First Year Game Plan)

A Legal Pathway to Trust, Growth,
and Resilience

North Port is at an Inflection Point

- Residents want safety, affordability, and identity
- Without blank checks.

Why This Matters Now

- Commission decisions in the next 6–12 months set the city's legal footing.

May 2025 Referendum Results

Referendum Question	YES (%)	NO (%)
Emergency Debt Issuance (Charter Amendment)	40.10%	59.90%
Remove Residency Requirement (Clerk/Attorney)	24.20%	75.80%
\$115M Police HQ Bonds	31.84%	68.16%
Solid Waste Transfer Station Bonds	47.71%	52.29%
Wastewater Treatment Facility Bonds	48.90%	51.10%

NOTE: Voter turnout was approximately 18.5%, meaning less than 1 in 5 voters determined the outcome.

Our Legal Roadmap

- 1. Fund essentials within the Charter
- 2. Make growth pay for itself
- 3. Safeguard assets & readiness
- 4. Community Outreach/Education

Pillar 1: Fund Essentials Without New Taxes

- Phase big projects using enterprise funds, assessments, grants
- Adopt 'Taxpayer Accountability' ordinance with plain-language dashboards
- Pre-vet legality to shorten timelines and reduce litigation risk



Pillar 2: Channel Growth Responsibly

- Update LDC to align with state law while retaining local control
- Negotiate community benefits in development agreements
- Use annexation protocol for I-75 corridor with safeguards

❏ Piller 3: Protect Assets & Ensure Resilience

- Conservation easements + low-intensity partnerships at Warm Mineral Springs
- Disaster-ready toolkit: contingency fund, credit, MOUs
- Pre-align FEMA compliance, insurance, contracts before disasters



Next Step: A 90-Day Legal Work Plan

- Finance ordinance + project phasing
- LDC & annexation protocol
- Springs stewardship & resilience toolkit
- Delivered with public dashboards
- Community outreach/education on public financing issues.