



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Community Economic Development Advisory Board

Tuesday, April 15, 2025

10:30 AM

City Hall Room 244

1. Call to Order

Chair Burroughs called the meeting to order at 10:35 a.m.

2. Roll Call

Present 7 - Chair Burroughs, Board Member LaCour, Board Member Dipillo, Vice Chair Holland, Board Member Endee, Board Member Jerome and Board Member Perkins
Absent 3 - Board Member Wideman, Board Member Eisenhower and Chair Simon

Also Present

Planner II Bowling, Impact Fee Administrator Di Pompo, Assistant Director of Development Services Quintas, Development Services Director Ray, Planning and Zoning Manager Fiorelli, and Board Specialist Gray

3. Pledge of Allegiance

The Pledge of Allegiance was led by the Board.

4. Public Comment

There was no public comment.

5. Approval of Minutes

- A. [25-2167](#) Approve the February 18, 2025 Community Economic Development Advisory Board Meeting Minutes

Chair Burroughs announced the item and requested a motion.

A motion was made by Board Member Endee, seconded by Board Member Lacour, to approve the minutes as presented. The motion carried on the following vote:

Yes: 7 - Chair Burroughs, Board Member LaCour, Board Member Dipillo, Vice Chair Holland, Board Member Endee, Board Member Jerome and Board Member Perkins

Absent: 3 - Board Member Wideman, Board Member Eisenhower and Simon

- B. [25-2166](#) Approval of March 18, 2025 Community Economic Development Advisory Board Minutes.

Chair Burroughs announced the item and requested a motion.

A motion was made by Board Member Jerome, seconded by Vice Chair Holland, to approve the minutes as presented. The motion carried on the following vote:

Yes: 7 - Chair Burroughs, Board Member LaCour, Board Member Dipillo, Vice Chair Holland, Board Member Endee, Board Member Jerome and Board Member Perkins

Absent: 3 - Board Member Wideman, Board Member Eisenhauer and Simon

6. New Business

- A. [25-2073](#) Discussion and Possible Action Regarding the Unified Land Development Code, Section 3.2.3.B. Non-Residential Uses in Corridor Districts (Limitation on Hours of Operation)

Chair Burroughs announced the item.

Ms. Ray introduced the item.

Discussion took place regarding current Unified Land Development Code (ULDC), New Business, Corridor Transitional (CT), Corridor Districts (COR), and possible exceptions.

Chair Burroughs requested a motion.

A motion was made by Board Member Jerome, seconded by Board Member Perkins, that Community Economic Development Advisory Board (CEDAB) recommends to the commissioners to extended operational hours for select commercial businesses in both the Corridor Transitional (CT), and Corridor Districts (COR). The motion carried on the following vote:

Yes: 7 - Chair Burroughs, Board Member LaCour, Board Member Dipillo, Vice Chair Holland, Board Member Endee, Board Member Jerome and Board Member Perkins

Absent: 3 - Board Member Wideman, Board Member Eisenhauer and Simon

- B. [25-2178](#) Discussion and Possible Action Regarding the City Code, Chapter 6 - Alcoholic Beverages, Sec. 6-4. - Sales Near Churches or Schools

Chair Burroughs announced the item.

Ms. Ray introduced the item.

Discussion took place regarding city requirements for businesses with alcohol such as restaurants, bars, other adult themed businesses and their proximity to schools, and churches.

Chair Burroughs requests a motion.

A motion was made by Board Member Lacour, seconded by Board Member Endee to have the Community Economic Development Advisory Board (CEDAB) recommended that City Commission review City Code, Chapter 6- Alcoholic Beverages, Sec. 6-4. - Sales Near Churches or Schools. The motion carried on the following vote:

Yes: 7 - Chair Burroughs, Board Member LaCour, Board Member Dipillo, Vice Chair Holland, Board Member Endee, Board Member Jerome and Board Member Perkins

Absent: 3 - Board Member Wideman, Board Member Eisenhower and Simon

- C. [25-2184](#) Discussion and Possible Action Regarding Proposed Ordinance Amending Chapter 58, Impact Fees, of the City Code, Creating the Targeted Industry Business Incentive Program and Amending the Impact Fee Deferral Program

Chair Burroughs announced the item.

Mr. Bowling and Ms. Di Pompo introduced the item.

Discussion took place regarding fee schedules, deferral programs, the incentive program, and city requirements

Chair Burroughs requested a motion.

A motion was made by Board Member Dipillo seconded by Board Member Lacour that Community Economic Development Advisory Board (CEDAB) recommend to the City Commission to adopt the proposed ordinance as presented to Amend Chapter 58. The motion carried on the following vote:

Yes: 7 - Chair Burroughs, Board Member LaCour, Board Member Dipillo, Vice Chair Holland, Board Member Endee, Board Member Jerome and Board Member Perkins

Absent: 3 - Board Member Wideman, Board Member Eisenhower and Simon

7. Updates

- A. [25-2150](#) Economic Development Division Update

Chair Burroughs announced the item.

Ms. Ray introduced the item.

Discussion took place regarding attracting new business, transportation, affordable housing, job training, job fairs and business tax.

8. Future Agenda Items

Chair Burroughs announced the item and queried Board Members regarding items to be places on a future agenda.

Discussion took place regarding information on Advent Health's future plans, childcare, and the Unified Land Development Code (ULDC).

9. Public Comment

There was no public comment.

10. Adjournment

Chair Burroughs adjourned the meeting at 11:45 a.m.

By: _____

Sean Burroughs, Chair