



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

CITY COMMISSIONERS

Pete Emrich, Mayor
Barbara Langdon, Vice Mayor
Jill Luke, Commissioner
Debbie McDowell, Commissioner
Alice White, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager
Amber L. Slayton, City Attorney
Heather Taylor, City Clerk

Wednesday, November 10, 2021

1:00 PM

City Commission Chambers

Extraordinary Circumstances Necessitating the Need to Exceed Impact Fee Phase-In Limitations

CALL TO ORDER

Mayor Emrich called the meeting to order at 1:00 p.m.

ROLL CALL

Present: 5 - Mayor Pete Emrich, Vice Mayor Barbara Langdon, Commissioner Jill Luke, Commissioner Debbie McDowell and Commissioner Alice White

Also Present

City Manager Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Taylor, Recording Secretary Amanda Baker, Fire Chief Scott Titus, Fire Division Chief Nick Herlihy, Police Chief Todd Garrison, Deputy Police Chief Chris Morales, and Interim Planning and Zoning Division Manager Alison Christie

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Jill Luke.

1. PUBLIC COMMENT:

Valdy Olender: Constitutional rights, separation of powers, organizational chart, and public comment time limit

2. GENERAL BUSINESS:

[21-1748](#)

Review and Discussion of Extraordinary Circumstances Necessitating the Need to Exceed Impact Fee Phase-In Limitations Set Forth in Florida Statutes Section 163.31801 (Demonstrated Needs Study).

Mayor Emrich introduced the item.

Mr. Fletcher introduced the item.

Ms. Christie introduced Carlos Villarreal, Project Manager, and James Edison, Managing Principal, with Willdan.

Mr. Villarreal provided a presentation including House Bill 337, demonstrated needs study, North Port's extraordinary circumstances, significant population growth, projected population growth, rapidly increasing construction costs, historical under-collection of Impact Fees, actual and unrealized Impact Fee revenue, and the need for expanded infrastructure due to population growth.

Ms. Slayton answered questions regarding the next steps involved in making a finding for extraordinary circumstances and the approval of the new Impact Fee Study.

Discussion took place regarding extraordinary circumstances criteria, reviewing findings from other jurisdictions, responsibility for determining whether extraordinary circumstances exist, the process being an adoption process, State Statute workshop requirements, and the second workshop being scheduled for December 6, 2021.

3. PUBLIC COMMENT:

Valdy Olender: Constitutional rights, City Charter, and North Port Police Oath of Service

4. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 1:25 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Taylor, City Clerk

These minutes were approved on the ____ day of _____, 20__.