



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft Community Economic Development Advisory Board

Tuesday, July 26, 2022

10:30 AM

City Hall Room 244

1. Call to Order

Chair Worden called the meeting to order at 10:30 a.m.

2. Roll Call

Present 8 - Chair Worden, Board Member Pankiw, Board Member Van Bergen, Board Member Sautbine, Board Member Gortz, Board Member Van Salisbury, Board Member Burroughs and Board Member Dalton

Also Present

Economic Development Manager Mel Thomas, Staff Assistant Kaitlyn Stelzer, Market Research Analyst Destiny Garrus, Intern Jordan Ray, and Recording Secretary Susan Hale.

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. [22-3185](#) Approval of Minutes for the June 21, 2022 Community Economic Development Advisory Board Meeting

Chair Worden introduced the item.

Discussion ensued regarding a time when Chair Worden adjourned the meeting.

A motion was made by Board Member Sautbine, seconded by Board Member Pankiw, to approve the Minutes as amended. The motion carried unanimously on a voice vote.

6. Unfinished Business

- A. [22-2951](#) Discussion and Possible Action Regarding Mobility and Connectivity Fee Study

Chair Worden introduced the item.

Ms. Thomas spoke to the item being carried over from the June meeting, confidential and propriety information, and future business prospects being provided to the Board.

7. Updates

A. [22-2717](#) Current Project Pipeline (Mel Thomas)

Chair Worden introduced the item.

Ms. Thomas provided an overview including partnerships with Charlotte County and area realtors, accommodating prospective businesses, new infrastructure, impact fees, incentives, viable lead projects, active "in waiting" projects, job retention, additional staff hires, and commercializing City parks.

Discussing ensued regarding internet and broadband access, Sarasota County online survey, lost jobs, lack of job sites, Venture Capital Group opportunity, tracking trends and lost opportunities, comparing North Port to other areas, and the Comprehensive Plan driving the Unified Land Development Code (ULDC).

Ms. Thomas spoke to adding impact fees for a future agenda item.

B. [22-3087](#) Florida House Bill 921 (Mel Thomas)

Chair Worden introduced the item.

Ms. Thomas provided an overview regarding the Florida bill prohibiting marketing of political advertisements, communications, and capital infrastructure projects through signage.

C. [22-2952](#) Infrastructure, Gateway, Innovation Park, The Springs, and Future Interchange (Mel Thomas)

Chair Worden introduced the item.

Ms. Thomas provided an overview including the interchange at Sumter and Toledo Blade Boulevards, future water/sewer infrastructure at Innovation Park and Warm Mineral Springs, and future Yorkshire/Raintree interchanges.

D. [22-3247](#) Budget Update (Mel Thomas)

Chair Worden introduced the item.

Ms. Stelzer provided a review including Budget Workshops, new positions in Economic Development, retail strategy study, Interlocal Agreement Funding, Economic Department renovations, economic development incentives, customer relationship software, and American Rescue Plan Act (ARPA) funds.

Ms. Thomas spoke to identifying and ranking shovel-ready land, indicating a prime example on a map, and salvaging industrial parcels.

E. [22-3248](#) City Commission Rezone Decision Ord. 2022-06 (Mel Thomas)

Chair Worden introduced the item.

Ms. Thomas provided an overview of the proposed parcel rezoning at Toledo Blade and I-75, Planned Community Development (PCD) parcel declined by Commission, future Comprehensive Plan changes, leasing vs. owning parcels, and available land for development.

8. Future Agenda Items

Future agenda items include impact fees with a comparison with local markets and discussion regarding rezoning land.

Ms. Thomas addressed retail strategies.

Ms. Destiny provided an overview regarding stand-alone economic development software survey.

9. Public Comment

There was no public comment.

10. Adjournment

Chair Worden adjourned the meeting at 12:10 p.m.

Nicholas Worden, Chair

Minutes were approved on the ___ day of _____, 2022.