

# NEIGHBORHOOD DEVELOPMENT SERVICES KEY ACCOMPLISHMENTS PLANNING AND ZONING DIVISION 2018



- This year, the City's consultant, Calvin, Giordano & Associates, began work on the Unified Land Development Code Rewrite. This is the start of a multi-year joint endeavor between City Commission, Planning Staff and the consultant to create a better functioning code for the City.
- Planning staff are processing development petitions for a new hotel in the City of North Port as well as approving developments at the Shoppes of North Port with a new Fuzzy Taco and Checkers, in addition to the Villas of Hollybrook.

- A new multi-family development has been approved bringing 224 apartment units to the City called "Flats at Sundown" along Toledo Blade and Price Blvd. complementing additional multi family in that area.

- The Planning and Zoning Division added a new staff member this year focusing on our natural environment. This Environmental Technician works with both the Planning Division and Public Works Department to conduct site visits, inspections and evaluate potential impact of new development. This position is also responsible for overseeing the newly created Environmental Advisory Board.

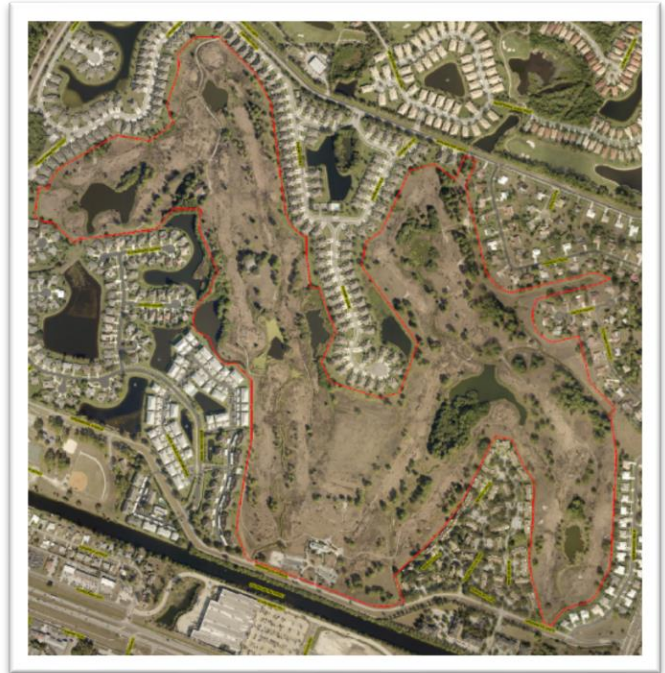


- The Department also worked with many applicants to bring new businesses to North Port, such as 7-Eleven Convenience Stores, RaceTrac Convenience Stores, and Lakeside Medical. These services give residents some different options when looking to utilize local services.
- This year, staff worked on the Local Update to Census Addresses In preparation for the 2020 U.S. Census. Over 20,000 addresses were entered and verified allowing the U.S. Census Bureau a more accurate count of North Port residents.



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT 2018-2019

- The Village District Pattern Plans for Villages E, F and G at the West Villages were received. The division is processing these applications which will include 4,600 residential units, 600,000 square feet of commercial space and 200,000 square feet of office space over ± 1,877.4 acres at build out. The division also managed numerous plats and infrastructure documents for several West Village Developments
- Staff provides liaison support to two new City Boards, the Historic and Cultural Advisory Board and the Environmental Advisory Board.
- Staff received redevelopment proposals for the former Sabal Trace Golf Course, as well as the former Walgreens located on Hwy 41 at Ortiz for a new Save A Lot store. Located across Ortiz will be a new Race Trac convenience store.



- 90 Special Event Permits issued year to date. In addition, the Special Event Assistance Program was used by five applicants who were awarded \$3,925 in funds from City Commission.

- Staff formulated regulations and Commission approved requirements on both Phosphate mining and Regulations for Fracking in North Port and completed revisions to the ULDC regarding a complete streets ordinance.

- Staff completed and Commission approved new regulations revising the parking requirements in the City of North Port.





NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT 2018-2019

- The West Villages Marketplace development was also brought on line to include a new Publix Shopping Center with retail and commercial development located at West Villages Parkway and 41.



- Two buildings – Ashley Plaza and North Port Center – took advantage of the Façade Improvement Program and are making improvements to their buildings along the US 41 Corridor.



- Staff supported management of development applications for a new WaWa at the corner of Toledo Blade and Price, as well as assisting the opening of the new Popeyes on 41 and the MTI equipment dealership on Toledo Blade.

## PLANNING GOALS FOR 2019

- Create an environmental team for the City of North Port, with the two arborists and our environmental tech providing support and direction for the application of proper management of our environmental resources
- Continue the updates to the ULDC and manage concurrent changes to ULDC text as Commission directs.



- Add potential positions for a GIS technician to support our planning functions as well as adding an archeological/historic analyst to support better management of historical resources of the City



- Continue management of the West Villages and their concurrent development agreements, managing unit numbers, village densities, balance, land use and other metrics.