This year, the City’s consultant, Calvin, Giordano & Associates, has continued work on the Unified Land Development Code Rewrite. They have gathered input from the Planning and Zoning Advisor Board, City Commission and multiple City departments. The rewrite is projected to be completed in 2020.

Planning staff have processed development petitions for an Adult Congregate Living Facility named “Experience Living at North Port”, as well Watercress Cove (Skile Road) which is a 67 lot single family subdivision. A new CDD is planned for the former Sabal Trace Golf course redevelopment known as Central Parc, which will also include a new access bridge to Us 41.

A new multi-family development has been approved bringing 125 apartment units to the City called “Palm Port Apartments” along Citizens Parkway and Price Blvd. complementing additional multi-family in that area.

The Planning and Zoning Division added a new staff member this year working as part of the City Planning team to coordinate Geographic Information Systems (GIS) and prepare maps and databases. This GIS Analyst Addressing Specialist is also responsible for preparing address information, updating and maintaining address databases and initiates, monitors and oversees GIS planning projects.

The Department also worked with many applicants to bring new businesses to North Port, such as Publix in the West Villages Marketplace, 7-Eleven Convenience Stores, Chase Bank, Fifth Third Bank, and Waffle House Restaurant. These services give residents some different options when looking to utilize local services.
• Staff has coordinated with Sarasota County Area Transit (SCAT) and their consultants to assist with their system redesign.

• This year, staff also reviewed The Woodlands, Phase 1 project. This Development Master Plan was submitted to develop a parcel within the Panacea DRI and will consist of a combination of 288,510 SF of Light Industrial, Flex Warehouse and Office Space.

• Staff also finalized and saw completion of the West Villages Marketplace which includes a new Publix Grocery store and numerous services.
The Village District Pattern Plans for Villages E, F and G at the West Villages were approved. These applications 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. Staff has already received subdivision and infrastructure applications for this area.

112 Special Event and Temporary Use permits issued year to date. In addition, the Special Event Assistance Program was used by five applicants who were awarded $4,555.00 in funds from City Commission.

Staff is currently working on new regulations to revise the fence regulations in the City of North Port.
PLANNING GOALS FOR 2020

• Working with a consultant, we will initiate and complete the analysis of Activity Center 6, located in eastern North Port off Yorkshire and I-75. This analysis will lay the groundwork for expanded economic and other development opportunities for the community.

• Work closely with NDS Building and Economic Development to coordinate the development and build out of the West Villages Town Center mixed use development scheduled for late 2020.

• Finalize and adopt the updates to the Unified Land Development Code.

• Implement new processes and procedures that standardize portions of staff review to increase consistency for the development community and raise standards of accountability for staff.

• Work closely with the Economic Development and Building Divisions and local partners for increased development management coordination for the City of North Port.

• Continue management of West Villages development, including unit counts, village densities, and land use mix. Encourage an increase in coordination and collaboration between the City and the West Villages partnership.

• Evaluate ways to encourage quality development that maintains maximum compatibility for surrounding land uses, focusing less on the specific uses and more on the interaction between uses with varying levels of intensity.

• Work with our NDS Outreach staff to create a Communications Strategy to provide additional means of engaging with the community, including in-person events as well as increased availability of information available to the public.

• Work with the NDS Social Services Division to facilitate the creation of a “Neighborhood Services Academy”. The Academy would be designed to help build capacity and knowledge for residents located within North Port Neighborhoods and Associations on various City processes, projects and issues.