




**City of North Port
City Manager's Office**

Interoffice Memorandum

To: Honorable Mayor and City Commission
From: Peter D. Lear, City Manager 
Date: March 29, 2019
RE: Community Economic Development Advisory Board
Annual Report to City Commission

In compliance with Chapter 4, Article I, Section 4-7 of the Code of the City of North Port, the Community Economic Development Advisory Board is providing the attached annual report to the North Port City Commission.

PDL/mdg

Attachment: Community Economic Development Advisory Board Annual Report

CC: Mel Thomas, Economic Development Manager
Amber Slayton, City Attorney
Katy Wong, City Clerk
Community Economic Development Advisory Board





Community and Economic Development Advisory Board Annual Report to City Commission

Complying with Ordinance 2014-7, the Community and Economic Development Advisory Board is pleased to submit our annual report to the North Port City Commission as below.

For the fiscal year 2017-2018

- Discussed and provided feedback on the need for a hotel in North Port. Motion was passed to recommend that the City Commission consider an incentive program to build a hotel in the City of North Port.
 - *Need has grown especially with the new Braves' Stadium, the growth of the businesses and the residential population, and the desire of the public.*
 - *Discussion included the City not owning land appropriate for the development of a hotel to offer land deals to developers as nearby communities are able to, and the creation of incentives for developers, such as deferred Impact Fees, that do not have to be individually approved by the City Commission.*
 - *Discussion of communication received from hotel developer indicating North Port impact fees are higher than that developer's typical model.*
 - *Discussion of other Municipalities initiation of moratoriums on impact fees and the use of impact fees for services and transportation/road issues*
 - *Communication to the Commission at the June 12, 2018 meeting, through Staff Liaison Buchanan, of the Board's support for deferment of impact fees for hotel group considering development in North Port.*

- Discussed possible site of new Interstate Exchange at I-75 and Yorkshire Street or Raintree Boulevard. Motion was passed to recommend to the City Commission an Interchange at I-75 and Yorkshire Street due to favorable economic development potential and safety and transportation benefits.
 - *Yorkshire Street meets the planning requirements for Activity Center 6 and its proposed industrial development.*
 - *Yorkshire Street also meets Federal Highway interchange spacing requirements and would better serve emergency response and evacuation needs.*
 - *March 6, 2018, the City Commission ranked this as a top priority.*
 - *Discussion regarding the development of Activity Center 6 and assisting developers requesting waivers in effort to develop an interchange at Yorkshire*

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Street. Discussion of anticipated job generation and economic development expansion due to an interchange at Yorkshire Street.

- Discussed the need for an additional industrial park in North Port. Recommendation to present to City Commission regarding an incentive program should a developer show interest in developing another industrial park in North Port.
 - *The Park of Commerce almost at full occupancy (as of 2/2019)*
 - *Discussion included Activity Centers 4 & 5 with enough land available for an industrial park and the infrastructure needs thereof; land north of I-75 being suitable for development and subsequent expansion*
 - *Discussion of incentives to developers and the criteria to qualify, such as job creation, incentives being similar to those proposed for hotel developers.*

- Discussed the need to build a hospital in North Port.
 - *Discussion of 10 suggested sites that fit the criteria for UHS to develop a hospital in North Port.*

For the current fiscal year 2018-2019, our goals include:

- Forthcoming. Beginning with the April 3, 2019, advisory board meeting, staff will provide support to the current, active members in development of 2019-2020 strategic goal-setting.

Staff note:

From October 2018 to present, the advisory board membership has dwindled significantly and the roll-off of the chair and subsequent loss of the interim chair have prevented strategic planning to occur within the fiscal year.

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