



The City of North Port is composed of more than 70 neighborhoods. It is the goal of North Port's Neighborhood Development Services and other city departments to develop strategies for better serving these communities.

This report contains Department feedback and ongoing services in regards to five neighborhoods within Old North Port in hopes that these strategies can be used throughout the rest of the city.

North Port Neighborhood Revitalization Plan *Implementation Strategy Update*

City of North Port Planning Division

January 2019

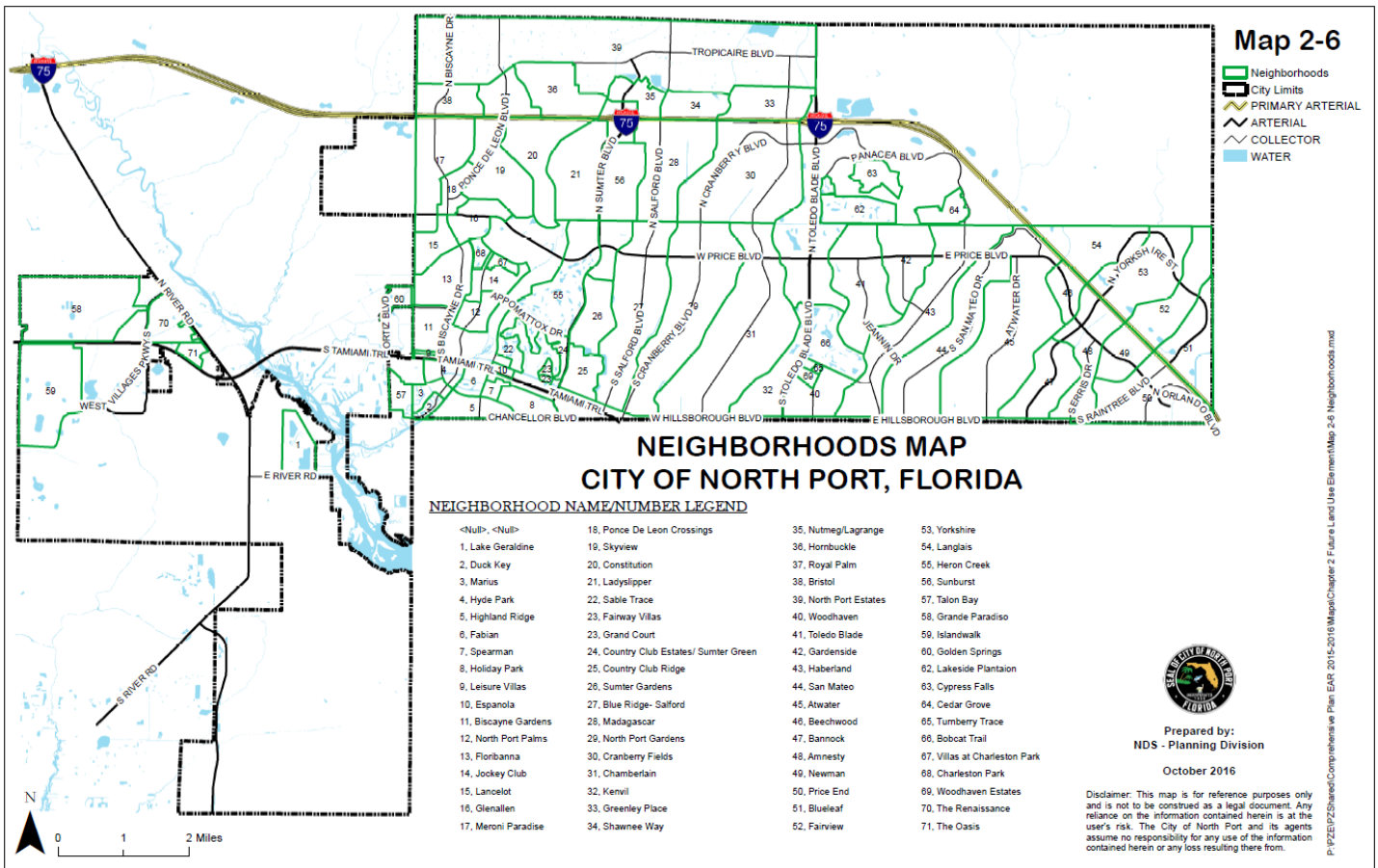
I. NEIGHBORHOODS

The City of North Port is divided into more than 70 smaller regions designated as neighborhoods, grouped together by a number of different factors, be it transportation corridors, zoning types, or proximity to key features within the city. In Chapter 2, Future Land Use of the city's Comprehensive Plan, neighborhoods are specifically called out.

Objective 4: Support the City's diversity of neighborhoods by implementing targeted development and planning strategies for neighborhoods. This can be accomplished through methods including the establishment of City-wide and neighborhood specific policies addressing development and redevelopment efforts, safety, stability, property values, mobility and aesthetic controls including street trees, public art, and entry features.

To accomplish this Objective, the Planning division of Neighborhood Development Services has sought out insights from city staff and consultants on how to meet the needs of some of the city's neighborhoods. The ultimate goal is to expand those strategies to the other neighborhoods as the effectiveness of each of those strategies is realized.

Attachment 8 of this report are the maps of 57 of the city's neighborhoods. These were the original 57 created back in 1990 which are included in the Comprehensive Plan's Future Land Use element. While more neighborhoods have been identified since then and added to the overall map (below), new maps for each individual neighborhood have not been added to the Comprehensive Plan.



II. TECHNICAL ASSISTANCE

On March 28, 2017, the City of North Port received a technical assistance grant from the Florida Department of Economic Opportunity to create a neighborhood revitalization plan. Identified for study were five neighborhoods in 'Old North Port', areas from the original plat of the City that are considered low to moderate income neighborhoods in need of revitalization (see following map). The five neighborhoods were Biscayne Gardens, Fabian, Hyde Park, Spearman, and Highland Ridge. The retained consultant conducted preliminary research and analysis of the neighborhoods and created The North Port Neighborhood Revitalization Plan (the Plan). The Plan identified issues within the neighborhoods and suggested strategies for neighborhood improvements with potential funding resources for discussion.

In June of 2017 a final report concerning the revitalization of the five neighborhoods in Old North Port was completed. Within this report were strategies both for North Port's departments and for the neighborhoods themselves.

After the report's acceptance, the various Departments and Divisions were given copies of the report and handouts with summaries of numerous key points. The heads of those departments were instructed to take this information under advisement, incorporate suggested actions into their budgeting process, and to give feedback on the information to Planning and Zoning. The file number for seeking the Technical Assistance Grant and the subsequent research and staff feedback is GEN-17-026.

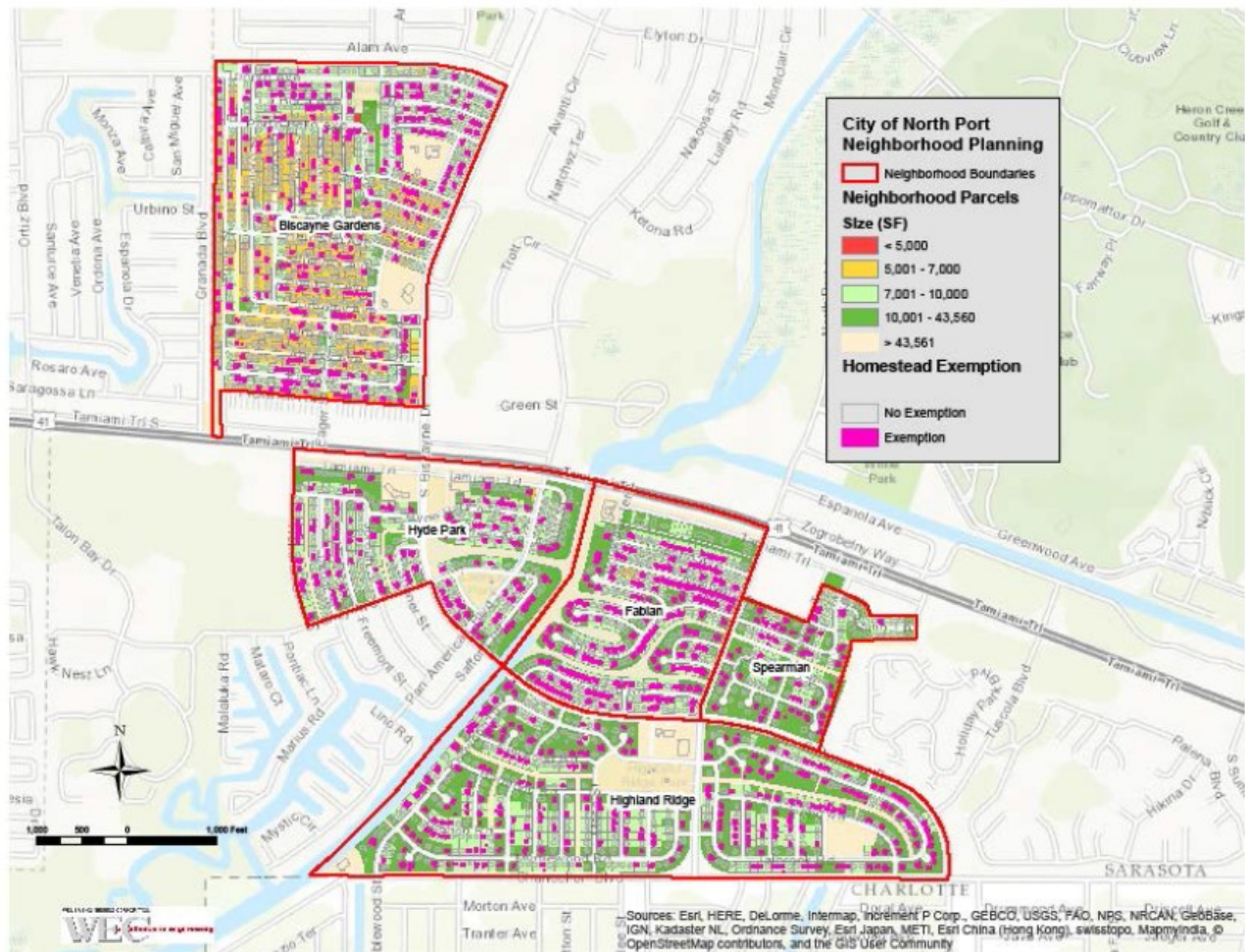


Figure 1: Old North Port Neighborhoods

III. TIME TABLE

Each of the Department Actions discussed by the technical assistance grant report has been evaluated by the departments and a rough estimate of how much time is needed to implement each such action has been provided by each department and division. Discussions by each department for staffing, equipment, and funding are uncertain, each pending specific direction from the Commission and to address the logistical and financial viability during the budgeting process. Some of these items are discussed by multiple departments.

Department	Department Actions	Time Frame
Utilities	Interior Plumbing	N/A
Utilities	Plumbing Insurance	N/A
Utilities	Pipe Inspections	Current and Ongoing
Parks and Recreation	Sidewalk Gaps	Current and Ongoing
Parks and Recreation	Crosswalks	Current and Ongoing
Fire Rescue	Home Fire Safety Inspections	Current and Ongoing
Fire Rescue	Smoke Detector Install/ Batteries	Current and Ongoing
Public Works	Culvert Clean Out	Current and Ongoing
Public Works	Sidewalk Connectivity and ADA Compliance	Current and Ongoing
Code Enforcement	Coordination with NPPD	Current and Ongoing
Code Enforcement	Abandoned Homes	Current and Ongoing
Code Enforcement	Lien Relief and Reduction	Current and Ongoing
Fire Rescue	Door to Door Inspections	6+ Months
Public Works	Neighborhood Watch Signage	6+ Months
Police Department	Door to Door Neighborhood Watch Drive	6+ Months
Police Department	Neighborhood Watch Signage	6+ Months
Police Department	Alternative Communications Strategies	6+ Months
Parks and Recreation	ADA Non-Compliance	1+ Year
Planning and Zoning	Overlay District	12 - 18 Months
Code Enforcement	"Nice Guys" Program	1-2 Years
Planning and Zoning	Future Land Use Inconsistencies	1-2 Years
Planning and Zoning	Neighborhood Signs	1-2 Years
Utilities	Housing Corporation	5+ years
Code Enforcement	Rental Home Identification	5+ years

A time frame of "N/A" means that the action is not part of the current responsibilities of the department, "Current and Ongoing" relate to actions that are already being done and will continue to be done at the current rate.

All other values which give a range of time from "6+ Months" to "5+ Years" could refer to how much time it would take to mobilize staff and resources, how much time it would require to complete that action, or some combination of mobilization and action. Some of the actions, once created would become ongoing functions of the department, or could become departments/divisions of their own.

Each of these actions is discussed in detail in the following section. Ordered by Department/Division.

IV. DEPARTMENT FEEDBACK

Public Works

Public Works submitted robust feedback in the form of a full memo. This complete memo is included as Attachment 1.

1. **Culvert Clean Out.** The Public Works Operations and Maintenance purchased the equipment needed to clear the culvert pipes in FY 17-18 and has staff to operate.

2. **Sidewalk Connectivity and ADA Compliance.** Four sidewalk gaps are being addressed with a grant from Sarasota county and on track for completion in 2020.

3. **Neighborhood Watch Signs.** Public Works will work with North Port Police Department to develop a template for Neighborhood Watch signs. Signs can be fabricated for roughly \$100 each and can be installed by existing staff.

4. **ADA Non-Compliance.** An assessment has been completed on both North and South Biscayne Drive and on Pan American Boulevard. Existing pedestrian crossings within this area will be brought up to standards by the end of fiscal year 2018. Existing sidewalks that are not American with Disabilities Act (ADA) compliant will be brought up to standards by the end of fiscal year 2019. The remaining Old North Port Neighborhood areas assessment will be completed by end of fiscal year 2018 and it is anticipated the area will be brought up to standards by end of fiscal year 2019.

5. **Crosswalks.** Local Agency Program (LAP) funding is being pursued for sidewalk gap and pedestrian crosswalk installation on Biscayne Drive from the Myakkahatchee Creek north, and on Pan American Boulevard from South Biscayne Drive north. This funding for the establishment of bike lanes on North Biscayne Drive.

Department Actions		Time Frame
Public Works		
1	Crosswalks	Current and Ongoing
2	Culvert Clean Out	Current and Ongoing
3	Sidewalk Connectivity and ADA Compliance	Current and Ongoing
4	Neighborhood Watch Signage	6+ Months
5	ADA Non-Compliance	1+ year

IV. DEPARTMENT FEEDBACK

Police Department

NPPD submitted their feedback in the form of a full memo, which included gathering their own feedback from each of the other departments and divisions. This complete memo is included as Attachment 2.

Department Actions		Time Frame
Police Department		
1	Door to Door Neighborhood Watch Drive	6+ Months
2	Neighborhood Watch Signage	6+ Months
3	Alternative Communication Strategies	6+ Months

1. **Door to Door Neighborhood Watch.** Recruitment will be conducted in the identified neighborhoods, with hopes that one volunteer will be drawn from each area.
2. **Neighborhood Watch Signage.** This is currently being evaluated. Sign placement must be determined, with initial recommendation being crosswalks and entrances to the neighborhoods.
3. **Alternative Communication Strategies.** Along with digital and social media outreach, use of direct mailers to distribute information will be considered. Contacting the North Port Sun is the current priority, as the demographics of the area suggest that a well written article about the neighborhood watch, membership, and how to become a member would be highly effective. City owned sign boards being strategically placed with information on the Neighborhood Watch will serve as another method of getting the word out. The budgetary logistics of direct mailers will be explored.

Utilities

After reading the Technical Assistance Grant report, Utilities needs to clarify that the care of property, anything beyond the meter, including all on-site plumbing, is the responsibility of the homeowners. Historically, North Port Utilities has not been involved with any on-site repairs or replacements performed by homeowners.

Department Actions		Time Frame
Utilities		
1	Interior Plumbing	N/A
2	Plumbing Insurance	N/A
3	Pipe Inspections	Current and Ongoing
4	Housing Corporation	5+ Years

1. **Interior Plumbing.** The information Planning & Zoning Division provided, and affirmed by North Port Utilities, indicates the central issue needing to be addressed is the interior plumbing of individual residences. North Port Utilities denoted a good percentage of properties were constructed back in the 1960's. Aging pipes and facilities could have leaks. Further, Utilities stated that there is potential for these residences to save money on their monthly water/wastewater bill if they do in fact have leaks and replace their aging plumbing with up-to-date fixtures.

This area of North Port, however, is not generally known for high water bills, so exactly how much actual leaking is taking place is unknown. While we do agree this should be looked at, North Port Utilities' responsibility is the water/wastewater infrastructure up to and including the water meter.

IV. DEPARTMENT FEEDBACK

2. **Plumbing Insurance.** Another potential recommendation identified by North Port Utilities is the purchase of an insurance plan for on-site plumbing. Utility customers frequently receive advertisements to purchase these types of plans. This may be a costly alternative and may never be needed. It is also unclear if any on-site inspection must be passed to obtain said insurance. Since this is a private homeowner matter, North Port Utilities does not endorse or recommend any specific type of insurance on their on-site facilities, but the insurance plans are available.
3. **Pipe Inspections.** As to the concern regarding asbestos concrete (AC) pipe, AC pipe has been used extensively in potable water distribution systems here and throughout the United States. The estimated life of AC pipe is approximately 70 years. In these areas there is currently no plan for replacement in the Utilities' 10-year plan. North Port Utilities does test for asbestos every 5 years as required in areas where the AC pipe is installed.
4. **Housing Corporation.** North Port Utilities supports the final neighborhood report findings that recommended helping residents by setting up a Housing Corporation or perhaps applying for CDBG funds or setting up a tax increment financing district which included these individual properties.

Parks and Recreation

(At the time of the initial feedback, this department was called "General Services.")

There are five parks that fall in the neighborhood boundaries: Kirk Park, Veterans Park, LaBrea Park, Highland Ridge Park, and Marina Park.

Under the Public Works recommended actions, it is suggested that sidewalk gaps, ADA non-compliance, and cross walks be a focus. From a Parks & Recreation perspective, following are initiatives associated with these actions:

Department Actions		Time Frame
Parks and Recreation		
1	Sidewalk Gaps	Current and Ongoing
2	ADA Non-Compliance	1+ year
3	Crosswalks	Current and Ongoing

1. **Sidewalk Gaps.** Continue sidewalk on back side of Kirk park, along Porto Bello; Continue sidewalk at front of Marina park, along Kenwood Dr.; Continue sidewalk around perimeter of Highland Ridge Park along Kenwood Dr., Mesa St. and Harmony Rd.
2. **ADA Non-Compliance.** Parks & Recreation is proposing an ADA Transition Plan be completed in phases for all park locations beginning in FY 19.
3. **Crosswalks.** Add a crosswalk at Veteran's Park across Biscayne.

IV. DEPARTMENT FEEDBACK

Fire Rescue

Fire Rescue reviewed the Technical Assistance Grant Report and other supporting documents finding that most of the suggestions are services provided by the department with current staff.

Department Actions		Time Frame
Fire Rescue		
1	Home Fire Safety Inspections	Current and Ongoing
2	Smoke Detector Install/Batteries	Current and Ongoing
3	Door-to-Door Inspections	6+ Months

- Home Fire Safety Inspections.** On page 35, a suggestion was listed as “Enlist the help of the Fire Dept. with home inspections as again many properties are simply not up to code and can present fire hazards”. (See attached email from Fire Rescue to Josh Pelfrey dated April 11, 2018) Fire Rescue is willing to conduct home fire safety inspections, when requested by property owners or tenants, to help identify potential fire hazards and suggest ways to resolve by the property owners or tenants. (See attached email from Fire Rescue to Josh Pelfrey dated April 11, 2018.)
- Smoke Detector Install/Batteries.** Fire Rescue also currently has a smoke detector install/battery replacement program. Requests from property owners or tenants are received and smoke detector installs/battery replacements are conducted by personnel on a continual basis.
- Door-to-Door Inspections.** Fire Rescue is willing to take a more pro-active approach and check entire neighborhoods, by going door-to-door, to ensure all homes have working smoke detectors. Installation of smoke detectors/battery replacements would be performed by Fire Rescue personnel as able and authorized. These functions would be done with existing staff, but there is a perceived resistance to such inspections, that residents would not want fire personnel in their homes.

Code Enforcement

There were some errors in the Code Enforcement section of the Technical Assistance Grant Report. Each of these errors is discussed and clarified in the strategies listed below.

- Coordination with NPPD.** Code Enforcement has been and will continue to work with the Police Department concerning homes that have squatters, drug activity, etc. When the Police Department does a

Department Actions		Time Frame
Code Enforcement		
1	Coordination with NPPD	Current and Ongoing
2	Abandoned Homes	Current and Ongoing
3	Lien Relief and Reduction	Current and Ongoing
4	"Nice Guys" Program	1-2 Years
5	Rental Home Identification	5+ years

IV. DEPARTMENT FEEDBACK

drug bust, if there are code violations visible on site they contact us, and we take the appropriate action.

2. **Abandoned Homes.** Code Enforcement is still handling the registration of abandoned homes and will continue to do so.
3. **Lien Relief and Reduction.** The Lien Relief and Lien Reduction programs are still being utilized as set up originally.
4. **“Nice Guys” Program.** Code Enforcement was not involved in the “Nice Guys” program. That was initiated by Sherry Borgsdorf in General Services several years ago, and Code Enforcement is only aware of one summer that the program was actually used, but “Nice Guy’s” was not operated by Code Enforcement. After meeting with Thomas Cookingham in Planning division, there was an effort to speak with Scott Williams about “Nice Guys”, but an opportunity was never found.
5. **Rental Home Identification.** The rental home identification program that was discussed is a monumental task to even consider taking on. Identification and monitoring of those homes that are being used as rentals, whether it is the entire home or individual rooms, is something Code Enforcement has heard of being done, but is an incredibly difficult task to monitor. The staff necessary for such a program is not available and the budget needed to create such a program is unknown.

Planning and Zoning

During Planning & Zoning staff review of the final report, several potential action items pertinent to the Division were identified. These items include and are prioritized (by ease of implementation and potential funding) as follows.

	Department Actions	Time Frame
	Planning and Zoning	
1	Neighborhood Signs	1-2 Years
2	Future Land Use Inconsistencies	1-2 Years
3	Overlay District	12 - 18 Months

1. **Neighborhood Signs.** Assist in creating a sense of place and identity, more specifically neighborhood signage.
2. **Future Land Use Inconsistencies.** Compare the Future Land Use Map designations and underlying zoning in each of these neighborhoods to make sure our Future Land Use goal can be reached with the current zoning or if rezoning efforts will have to take place; this will be a City initiated effort which would be included in a future Planning Division work program. This kind of effort is a part of the ULDC update.
3. **Overlay District.** Create an overlay district that incentivizes the acquisition and consolidation of land into a form more appropriate for newer development and takes advantage of its proximity to the commercial core of Old North Port, existing parks, and Warm Mineral Springs, along with the excellent roadway network that can support higher densities; implementation could be funded through inclusion as part of a future City initiated work program or funded through a DEO Technical Assistance Planning Grant or as an addendum to the ULDC update.

V. CONCLUSION & NEXT STEPS

This information and the Departments' evaluations are presented to the Commission for review and we await their determination of a workshop at a later date on any specific topics.

The goal of this Neighborhood Technical Assistance Grant was to gather useful information from a third-party perspective, present that information to the city's departments for consideration and to assist in the identification and development of an action plan to help residents to ameliorate or mitigate the issues identified in the report.

This report has now been distributed through the city departments. Response from the various departments indicates a recognition of the neighborhood issues and agreement with several of the proposed strategies. It is the hoped-for outcome that the neighborhood revitalization study provides a framework for the continuous delivery of effective service to city residents, and to allow those strategies to be expanded to the rest of the city's neighborhoods.

Attachment 1




City of North Port
DEPARTMENT OF PUBLIC WORKS
Office: 941.240.8050
Fax: 941.240.8063



MEMORANDUM

TO: Frank Miles, Planning Division Manager
Sherry Willette-Grondin, Zoning Coordinator

FROM: Juliana B. Bellia, Director 

SUBJECT: North Port Neighborhood Revitalization Plan

DATE: May 2, 2018

Pursuant to your request, below are the Recommended Action updates to the North Port Neighborhood Revitalization Plan, Public Works section:

Recommended Action:

- *Create a public outreach and marketing campaign to educate the public about their responsibility to repair and replace culverts. Damaged drainage structures have a dramatic impact on the quality of stormwater conveyance and collection.*

Public Works has initiated a culvert clean-out program. As staff identifies a damaged culvert, they contact the home owner and let them know it is their responsibility to repair and/or replace the culvert. If a resident calls Public Works about drainage issues in their swale and staff discovers the culvert is damaged, work is put on hold until the culvert is either repaired or replaced. In addition, Public Works has developed a flyer that explains the City's drainage system and the homeowner's responsibility to maintain the swales and the driveway culvert pipe.

- *Complete a neighborhood pedestrian facility inventory, to include sidewalk gaps, ADA non-compliance, and crosswalk locations, existing and needed.*

An assessment has been completed on both North and South Biscayne Drive and on Pan American Boulevard. Existing pedestrian crossings within this area will be brought up to standards by the end of fiscal year 2018. Existing sidewalks that are not American with Disabilities Act (ADA) compliant will be brought up to standards by the end of fiscal year 2019.

The remaining Old North Port Neighborhood areas assessment will be completed by end of fiscal year 2018 and it is anticipated the area will be brought up to standards by end of fiscal year 2019.

Attachment 1

Scott E. Williams

May 2, 2018

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- *Identify a collection of small projects to group together by neighborhood and submit for a round of funding through the LAP funding program. Projects including completing sidewalks along a city park frontage, multiple new crosswalks, and ADA compliance repairs at specific locations, all within individual neighborhoods of the study area. The prioritization shall be the neighborhoods identified in the inventory analysis that has the most projects that can be completed within a typical program budget.*

The City is receiving Local Agency Program (LAP) funding for the establishment of bike lanes on North Biscayne Drive.

LAP funding is being pursued for sidewalk gap and pedestrian crosswalk installation on Biscayne Drive from the Myakkahatchee Creek north, and on Pan American Boulevard from South Biscayne Drive north.

- *Create a uniform sign standard for Neighborhood Watch neighborhoods that will accommodate appropriate signage at an entryway to the participating neighborhood.*

Public Works will work with North Port Police Department to develop a template for Neighborhood Watch signs.

Should you have any questions, or desire any additional information, please do not hesitate to contact me.

MB/JBB/jbb

Cc: Monica Bramble, Assistant Public Works Director

Chuck Speake, Operations and Maintenance Manager

Scott E. Williams, Director, Neighborhood Development Services Department

CHAIN OF COMMAND

(This form must be attached to all correspondence sent through the Chain of Command)

Subject: Beautification Project Memo

From: Commander Fussell Date: 04/06/2018

- Approved Not approved For your approval Review & advise Discuss with me
 Prepare response for my signature Prepare response for your signature Copy me File FYI
 Schedule a meeting with _____ For investigation For inquiry Other

Comments: Please see the attached documents. The requested corrections were made and I will be meeting with the liaison to the Neighborhood Watch to implement these goals.

Due date: 04/06/2018

Forward to: Captain King cc: _____

From: CAPT King Date: 4-9-18

- Approved Not approved For your approval Review & advise Discuss with me
 Prepare response for my signature Prepare response for your signature Copy me File FYI
 Schedule a meeting with _____ For investigation For inquiry Other

Comments:

Forward to: Chief Morales cc: _____ Due date: _____

From: CHIEF MORALES Date: _____

- Approved Not approved For your approval Review & advise Discuss with me
 Prepare response for my signature Prepare response for your signature Copy me File FYI
 Schedule a meeting with _____ For investigation For inquiry Other

Comments:

Forward to: CITY MANAGER LEAD cc: _____ Due date: _____



Attachment 2

CHAIN OF COMMAND

(This form must be attached to all correspondence sent through the Chain of Command)

Subject: Beautification Project Update

From: Commander Fussell Date: 04/05/2018

- Approved
 Not approved
 For your approval
 Review & advise
 Discuss with me
 Prepare response for my signature
 Prepare response for your signature
 Copy me
 File
 FYI
 Schedule a meeting with _____
 For investigation
 For inquiry
 Other

Comments: Please see the attached documents.

Due date: 04/06/2018

Forward to: Interim Captain King cc: _____

From: Capt King Date: 4-5-18

- Approved
 Not approved
 For your approval
 Review & advise
 Discuss with me
 Prepare response for my signature
 Prepare response for your signature
 Copy me
 File
 FYI
 Schedule a meeting with _____
 For investigation
 For inquiry
 Other

Comments:

Forward to: Chief Morales Date: _____ cc: _____

From: Chief Morales Date: _____

- Approved
 Not approved
 For your approval
 Review & advise
 Discuss with me
 Prepare response for my signature
 Prepare response for your signature
 Copy me
 File
 FYI
 Schedule a meeting with _____
 For investigation
 For inquiry
 Other

Comments: Majority of Citizens in this older community rely on News papers + mailers as their way of getting communication, Social Media in this area wont work effectively. Also Deploying sign boards.

Forward to: Interim Captain King Date: _____ cc: _____



Attachment 2

DEPARTMENT MEMORANDUM

TO: Interim Chief Morales

FROM: Commander Fussell

DATE: April 5, 2018

SUBJ: Old North Port Beautification Project

Interim Chief Morales,

I was provided with a memorandum and documentation on the beautification of selected areas within the City of North Port. This memorandum states in part: "Last year the city, via a Technical Assistance grant, commissioned a study for 5 neighborhoods in the Old North Port: Biscayne Gardens, Fabian, Hyde Park, Spearman, and Highlands Ridge.

The study identified several problems and strategies for each neighborhood and how North Port City departments might address them.

There were five strategies to be applied to various departments and the city as a whole. Code Enforcement, Landlords and Housing, Neighborhood Watch, Public Works, and Utilities were all discussed. Additional strategies targeting the neighborhoods individually were also explored."

The memorandum also stated: "Staff have informally requested feedback from various City departments and from our local Neighborhood Watch groups via an email communication and has only obtained a response from Utilities."

I reviewed this memorandum as well as the supporting documentation prior to meeting with management and directors of the various departments stated above. As I met with each department, I reviewed the recommended actions provided within this report to ascertain how each were addressed.

I met with Property Standards Division Manager Carol Kozabo and we reviewed the following recommended actions:

- Explore opportunities to revive the "Nice Guys" program. This can also be recreated as a non-profit opportunity in partnership with the residents of the neighborhood, using Old North Port as a pilot study. Other communities, such as Port Charlotte/Parkside and Punta Gorda have participated in Paint Your Heart Out programs, which offer similar services to those in need. The target areas are neighborhoods needing revitalization and for full time residents who are physically unable to complete the repairs. Generally, they are done annually or bi-annually on a selected weekend and



Attachment 2

completed for 3-7 houses. This also allows opportunity for corporate sponsorship and participation, citywide promotion, and volunteer recruitment. The residents at the Community Meeting expressed interest in helping their neighbors because they fully understand that improving their surrounding neighborhood has a positive impact on their quality of life property values.

- Mrs. Kozabo explained to me that Property Standards will not be reviving the "Nice Guys" program at this time.
- Explore opportunities and review legal standing of expanding abandoned real estate program to include rental properties. Residents complained that poorly maintained properties are generally those that have renters and absentee landlords. Absentee landlords are less likely to monitor and ensure proper maintenance of the homes are undertaken. This program can also help understand the dynamics of renter vs. home ownership issue facing the neighborhoods. The general belief is that more owner-occupied housing will increase owner participation in the community, which in turn, helps maintain property values overall.
 - Ms. Kozabo explained that there is an ongoing struggle with identifying landlords in the City of North Port. She illuminated the fact that many landlords try to avoid detection from the City of North Port in an attempt to avoid the requirement of paying the required business fees. She explained that Property Standards are addressing this with three focused methods:
 1. Property Standards are conducting proactive patrols in the Old North Port neighborhoods in an attempt to identify any potential code violations. As violations are observed, staff will address each accordingly.
 2. Property Standards are responsive to each complaint received; whether complaints are received from the general public or other City departments (such as the North Port Police Department). These violations are addressed accordingly.
 3. Property Standards are in regular communication with financial institutions who own unoccupied houses within the City of North Port (to include the Old North Port). This communication proves beneficial as it generates \$150.00 dollars annually from each unoccupied/bank owned house, and it provides direct communication from the city to the institution if there are any notable code violations which require attention.

During my meeting with Mrs. Kozabo, I discussed the Absentee Landlord and Poor Housing Conditions as it relates to Landlords and Housing. The recommended action which was developed by the staff for this area of concern is the following:

- Develop a Proactive Rental / Renter Registration Ordinance to assist in communications with landlords and expedite compliance with local regulations and laws.



Attachment 2

- I was informed that the City of North Port does not currently have a Landlords and Housing department. And, Mrs. Kozabo explained that Property Standards are addressing this recommended action as outlined above. It was brought to my attention that many landlords actively try to avoid notifying the City of North Port of a rental in an attempt to avoid the required business-related fees. There is no known current development of a rental/renter registration ordinance that is being considered.

I met with Utilities Department Director Rick Newkirk and we reviewed the following recommended actions:

- Work with city staff and City Commission to consider incentive programs to repair or replace plumbing within well-conditioned homes in the neighborhoods. A separate, standalone Housing Corporation is discussed later and may be a vehicle to deliver such funding.
 - Director Newkirk explained that at this time the City of North Port does not have the funding to achieve this recommended action. He explained that the City of North Port is responsible for the utilities up to the water meter at the property line (on the city side). Furthermore, Director Newkirk informed me that as part of this beautification project water lines were placed in the medians on Biscayne Boulevard to water the newly planted shrubbery with reclaimed water. This will ensure the plants are healthy and grow properly while providing enhanced aesthetics.

I met with Department of Public Works Director Juliana Bellia and we reviewed the following recommended actions:

- Create a public outreach and marketing campaign to educate the public about their responsibility to repair and replace culverts. Damaged drainage structures have a dramatic impact on the quality of stormwater conveyance and collection.
 - Director Bellia explained that Public Works has repaired and fixed culverts in the selected neighborhoods. She said that the most needed areas for repair were identified as intersections that new crosswalks were implemented. A new crosswalk was placed at the intersection of Sooner Street and Biscayne Boulevard as well as Hyde Park Avenue and Biscayne Boulevard. The City of North Port social media efforts is a vehicle in which the community can report the need for culvert repairs.
- Complete a neighborhood pedestrian facility inventory, to include sidewalk gaps, ADA noncompliance, and crosswalk locations, existing and needed.
 - As outlined above, Director Bellia informed me that there were two new crosswalk locations identified and implemented. Furthermore, she explained that the sidewalk gaps within the Hyde Park location have been connected.
- Identify a collection of small projects to group together by neighborhood and submit for a round of funding through the LAP funding program. Projects including completing sidewalks along a city park



Attachment 2

frontage, multiple new crosswalks, and ADA compliance repairs at specific locations, all within individual neighborhoods of the study area. The prioritization shall be the neighborhoods identified in the inventory analysis that has the most projects that can be completed within a typical program budget.

- Director Bellia explained that as part of this beautification project new curbing was placed in the median of Biscayne Boulevard. This median not only protects the plants and mulch, it also enhances the aesthetics of the neighborhoods. She informed me that her department solicited feedback from the residents during neighborhood meetings to obtain feedback on what type of plants they would like to see in the medians. Furthermore, she said that the curbing provided an ancillary effect in that it was traffic calming. Also, and in an attempt to maintain the aesthetics, the City of North Port contracted a company to maintain the plants within the medians to ensure the weeds are properly removed.
 - Director Bellia also explained that the bicycle lane on Biscayne Boulevard was refit to ensure they are the proper width, and new signage was erected for these bicycle lanes.
 - Director Bellia informed me that all the above work has been completed, and a direct result of this project has led to the application for grant funding to extend the side walk on Biscayne Boulevard and Pan American Boulevard.
- Create a uniform sign standard for Neighborhood Watch neighborhoods that will accommodate appropriate signage at an entryway to the participating neighborhood.
 - Director Bellia informed me that Public Works will make 8 Neighborhood Watch signs and erect them in areas in the Old North Port as requested by the Board of Directors of the Neighborhood Watch.

I spoke with North Port Police Department Officer David Cox who is the liaison to the Neighborhood Watch Crime Group and we reviewed the following recommended actions:

- Encourage Each Neighborhood of Old North Port to submit at least one volunteer to the Neighborhood Watch program and complete training.
 - The North Port Neighborhood Watch will be conducting a door-to-door membership drive in the affected neighborhoods.
- Create uniform signage to be included at entry to participating neighborhoods. These can be typical right-of-way signs on posts or incorporated into additional neighborhood identification signage.
 - The North Port Neighborhood Watch are currently determining where to erect 8 Neighborhood Watch signs. Some initial recommendations are at crosswalks as well as the entranceways to the neighborhoods of Old North Port.

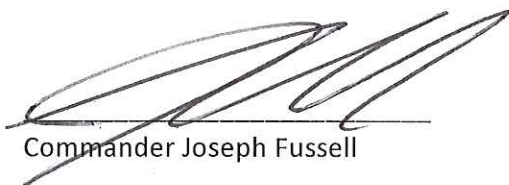


Attachment 2

- Direct mailers and traditional marketing of digital, social media, and other resources available to the residents.
 - The local media outlets such as The North Port Sun will be contacted to request the use of traditional marketing methods. Due to the demographics of the Old North Port, it is believed that the most effective method of marketing in this area will be through a newspaper article that illustrates what the Neighborhood Watch does, as well as information on how to become a member. The Neighborhood Watch will also continue its use of social media as an effort to communicate with the residents. In addition, city owned sign boards will be strategically placed at various entrances to the Old North Port neighborhoods at predetermined times which coincide with the above mentioned educational and recruitment methods. Lastly, discussions are taking place regarding the budgetary logistics of implementing the use of direct mailers as a marketing tool.

If you have any questions, or if you need any further assistance in this matter; please feel free to contact me at any time.

Respectfully,



Commander Joseph Fussell



Attachment 3: Utilities

From: [Jennifer Desrosiers](#)
To: [Josh Pelfrey](#)
Cc: [Darrell Smith](#); [Rick Newkirk](#)
Subject: FW: Old North Port Utilities
Date: Friday, March 9, 2018 3:56:57 PM
Attachments: [Neighborhood Research.pdf](#)
[ATT00001.htm](#)
[Handout- Utilities and Housing Corp.docx](#)
[ATT00002.htm](#)

Josh,

Thank you for your email. The information you provided appears to indicate that the issue needing to be addressed as far as utilities are concerned, is the plumbing inside the properties. North Port Utilities agrees that at this point, a good percentage of properties constructed back in the 1960s could have challenges as it relates to the plumbing within peoples' homes and there is potential for these residences to save money on their monthly water/wastewater bill if they do in fact have leaks and replace their aging plumbing with up-to-date fixtures. That being said, this area of North Port is generally not known for high water bills, so exactly how much is actually leaking is, to date, not quantified. While we do agree this should be looked at, North Port Utilities' responsibility is up to and including the meter. The homeowners' responsibility begins after the meter and includes all on-site plumbing. Therefore, historically, North Port Utilities has not been involved with any on-site repairs or replacements performed by homeowners. North Port Utilities agrees with the City helping by either setting up a Housing Corporation as described or perhaps applying for CDBG funds or setting up a tax increment financing for these individual properties. Additionally, many of North Port Utilities' customers frequently receive advertisements to purchase an insurance plan to insure their on-site plumbing. This may be a costly alternative which may never be needed, and, I am not sure what, if any on-site inspection must be passed to obtain said insurance. Since this is a private homeowner matter, North Port Utilities does not endorse or recommend any specific type of insurance on their on-site facilities, but the companies are out there.

As to the concern regarding asbestos concrete pipe, AC pipe has been used extensively in potable water distribution systems here and throughout the United States. The estimated life of AC pipe is approximately 70 years, so in these particular areas, there is currently no plan for replacement in our 10 year plan. North Port Utilities tests for asbestos every 5 years as required in areas where the AC pipe is installed.

Please let us know if we can be of any further assistance. Thank you and have a great weekend.

Jennifer Desrosiers, CGFO
Assistant Utilities Director
North Port Utilities
Phone 941.240.8006

From: Darrell Smith
Sent: Friday, March 9, 2018 11:53 AM

Attachment 4: General Services

From: [Frank Miles](#)
To: [Josh Pelfrey](#); [Thomas Cookingham](#)
Subject: Fwd: Neighborhood Study
Date: Thursday, March 29, 2018 7:16:59 PM
Attachments: [image001.jpg](#)

Sent from my iPhone

Begin forwarded message:

From: Sandy Pfundheller <spfundheller@cityofnorthport.com>
Date: March 29, 2018 at 4:41:59 PM EDT
To: Frank Miles <fmiles@cityofnorthport.com>
Subject: Neighborhood Study

It appears that there are five parks that fall in the neighborhood boundaries: Kirk Park, Veterans Park, LaBrea Park, Highland Ridge Park and Marina Park. Under the Public Works recommended actions, it is suggested that sidewalk gaps, ADA non-compliance, and cross walks be a focus. From a Parks & Recreation perspective, following are initiatives associated with these actions:

Sidewalk gaps - Continue sidewalk on back side of Kirk park, along Porto Bello; Continue sidewalk at front of Marina park, along Kenwood Dr.; Continue sidewalk around perimeter of Highland Ridge Park along Kenwood Dr., Mesa St. and Harmony Rd.

ADA non-compliance – Parks & Recreation is proposing an ADA Transition Plan be completed in phases for all park locations beginning in FY 19.

Cross walks – add a cross walk at Veteran’s Park across Biscayne

Please let me know if you need any additional information. Thank you.

Sandy Pfundheller, CPRP
General Services Director
4970 City Hall Boulevard | City of North Port | www.cityofnorthport.com
W: 941.429.7129 | spfundheller@cityofnorthport.com

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Attachment 5: Fire Rescue

From: [Karl Bennett](#)
To: [Josh Pelfrey](#); [Frank Miles](#)
Cc: [Scott Titus](#); [Richard Berman](#); [Peter Marietti III](#)
Subject: NPFPR's Response to Neighborhood Development Services Request for Feedback, Memo Dated 3/21/2018
Date: Wednesday, April 11, 2018 4:17:11 PM

Hello Josh and Frank,

Fire Rescue has reviewed your memo, dated 3/21/2018, and the attached booklet. Included in this booklet, on page 35, a suggestion was listed as "Enlist the help of the Fire Dept. with home inspections as again many properties are simply not up to code and can present fire hazards". Fire Rescue is willing to conduct home fire safety inspections, when requested by property owners or tenants, as a means to help identify potential fire hazards and suggest ways to resolve by the property owners or tenants.

Fire Rescue also currently has a smoke detector install / battery replacement program. Requests from property owners or tenants are received and smoke detector installs / battery replacements are conducted by personnel on a continual basis. Fire Rescue is willing to take a more pro-active approach and check entire neighborhoods, by going door-to-door, in an effort to ensure all homes have working smoke detectors. Installation of smoke detectors / battery replacements would be performed by Fire Rescue personnel as able and authorized.

Let me know if there are any questions,

Thank you,

Karl S. Bennett

Division Chief

EMS, Safety & Health

North Port Fire Rescue

4980 City Center Blvd.

Phone: 941.240.8155

Fax: 941.240.8155

kbennett@cityofnorthport.com

ISO Class 1 Fire Department

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Attachment 6: Property Standards

From: [Carol Kozabo](#)
To: [Josh Pelfrey](#)
Subject: RE: Neighborhood Redevelopment, Collected Feedback
Date: Friday, May 4, 2018 10:30:27 AM

Josh:

I met with Tom Cookingham, but everything we discussed regarding your attachments was verbal, there was nothing in writing.

There were some errors in the Code Enforcement section of your document. We have been ... and will continue ... to work with the Police Department concerning homes that have squatters, drug activity, etc. When they do a drug bust, if there are code violations visible on site they contact us and we take the appropriate action.

We are still handling the registration of abandoned homes and will continue to do so.

The Lien Relief and Lien Reduction programs are still being utilized as set up originally.

Code Enforcement was NOT involved in the "Nice Guys" program. That was initiated by Sherry Borgsdorf in General Services several years ago. I'm only aware of one summer that the program was actually used. At the time, my daughters were still living at home, involved in sports, and I was unable to get involved with the program. After meeting with Tom in your division, I intended to speak with Scott Williams about the program, but our schedules have been conflicting and I have not had the opportunity.

The rental program we discussed is a monumental task to even think about handling. I can tell you right now it will be impossible to identify and/or monitor those homes that are being used as rentals, whether it is the entire home or rooms (which I have heard is being done) and I do not have the staff to run a program like that.

Thank you ...

Carol A. Kozabo
Property Standards Division Manager
City of North Port
Neighborhood Development Services
4970 City Hall Boulevard
North Port, FL 34286
Office: 941-429-7184
FAX: 941-429-7195
ckozabo@cityofnorthport.com

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North Port Neighborhood Revitalization Plan

Community Technical Assistance Grant (DEO) Deliverable 4 – Neighborhood Revitalization Plan

City of North Port, FL
June 2017

Prepared by:
Weiler Engineering Corp.



With Forgey Planning Services

In cooperation with City of North Port Staff

Acknowledgements

This project was a collaborative effort between the City of North Port staff, including Planning, Utilities, Administration, and the City Commission. Research was completed utilizing a variety of sources, including 2010 Census Data, City records, public input, and site visits.

The following report is based on data collected during preparation of Deliverable 1, 2, 3 and a roundtable meeting of City department contacts in the fields of Public Works, Parks and Recreation, Utilities, Code Enforcement, Planning, City Police, and Volunteer Coordination.

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I. Introduction

A. BACKGROUND

Deliverable 4 is a culmination of the previous Tasks, which identified challenges and potential solutions through community meetings, City staff input, and analysis of demographic data in the study area. North Port is well positioned to assist the neighborhoods to achieve several priority goals, but it will require a combination of guidance to develop their own volunteer base, as well as, implementing enhancement to City programs that were previously or are already in place, with a prioritization of addressing the identified issues.

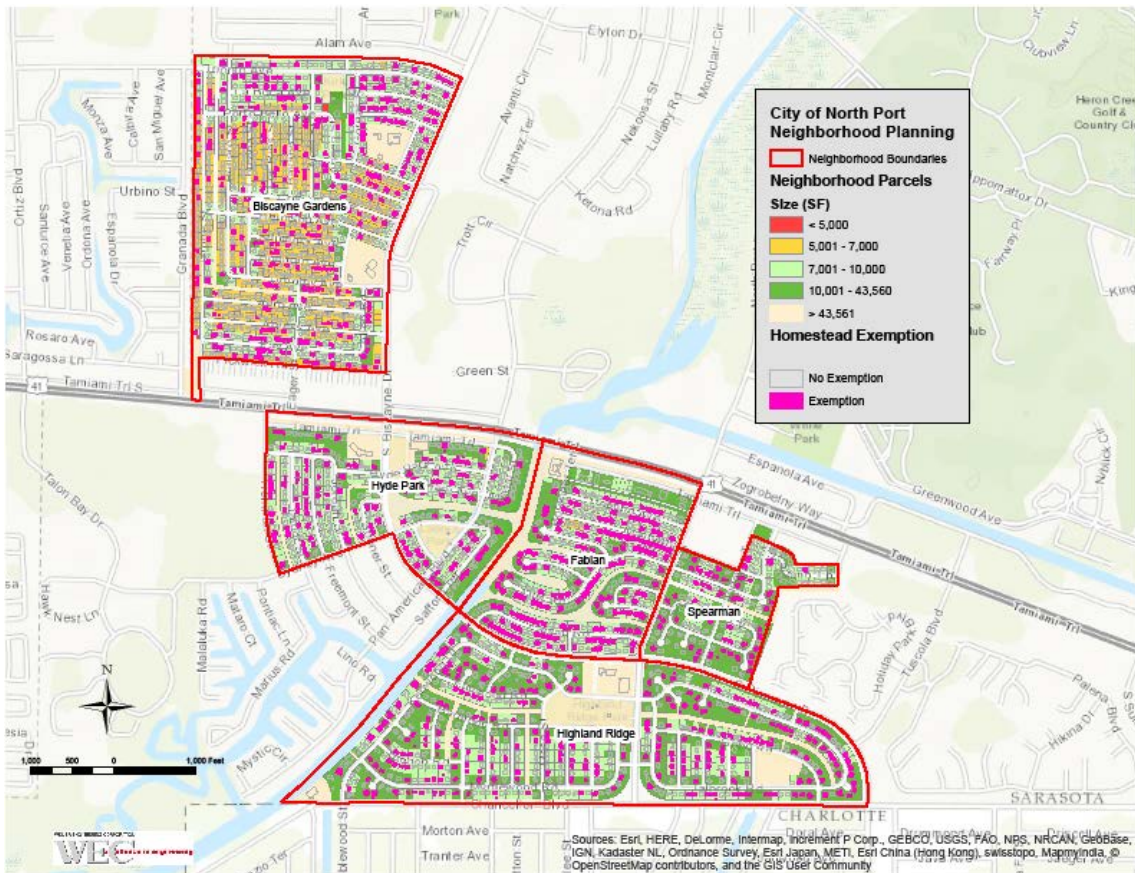


Figure 1: Old North Port Neighborhoods

B. Neighborhood's Strengths and Weaknesses

During the neighborhood meetings, several items flushed out as both a strength and weakness. This is partially due to experience and perception of the individual

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commenters, but several of these points have risen to the surface as key components to the revitalization process. The following lists, of both strengths and weaknesses, include symbiology as a cross reference between the lists. * - Occurs on both lists or is part of an opposing view; ^ identified throughout this process as strategy or action item.

Strengths

- *The names of the neighborhoods that are identified on the map are the names that we call the neighborhoods by--they are correctly identified.

- *Local landmarks:
 1. Abbe's Donuts.
 2. North Port Public Library.
 3. Canal system

- We really know our neighbors
- Hyde Park is a nice place to live
- Some renters stay 10 years or more and are good neighbors
- Lots of long term residents--many people have been here 30+ years
- Cascades-neighbors take care of each other
- ^Pride of our neighborhoods and strong emotional tie to them

- *Proactive and consistent code enforcement
- Communication between city department and police department
- In our neighborhood, the City has dredged and maintained our canal
- Drug lords have been disappearing in our neighborhood
- Citizens helping maintain landscaping in neighborhoods

- Identity known in Highland Ridge neighborhood
- People walk their neighborhoods - we have sidewalks
- Streets were repaved
- Quick City response on water issues.
- You can call Police Department or Code Enforcement, you get good response.
- No deed restrictions
- *Code Enforcement really tries hard

Weaknesses

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- *People are not familiar with the names of their neighborhoods, no common identification beyond street names
- Citizens feel (these neighborhoods) have taken a backseat to growth
- ^No active community groups
- No deed restrictions

- Need to fix what is broken
- Broken or missing handrails along Jeffrey waterway, citizens created a makeshift solution (Multiple comments)

- Street lights are broken and in need of paint and repair
- Dirt on collapsed pipe [picture below] is a poor response
- Ancient iron pipes need to be replaced with PVC, they are approaching 50 years and many are collapsed in front of people's homes and in rights of way

- ^"We have researched this property and have found it to be located on City ROW, no active association to maintain and no maintenance agreement can be found."

- Abandoned vehicles on City land-sit there for 2 or 3 weeks. Police don't respond. They send you to Code Enforcement
- Power outages, especially when it rains
- *Maintenance of canals, dredging
- Canal at 8460 Trionfo Ave, North Port
- One canal on Biscayne near US 41 smells like sewer
- Culvert issues, access to driveways-rough on vehicles
- Drainage could use improvement, standing water on Deeming Street (it sometimes stands for as long as 24 hours)
- Even though our canal is now perfectly well dredged and maintained there may be some unpermitted culverts
- Jeffrey Waterway needs work
- Ditches and swales not being maintain by the city
- By the library, across Hyde Park Ave, the water is clogged up with weeds
- Invasive Brazilian Pepper trees along roadways (Near Highland Ridge)
- Deferred maintenance of trees. Un-trimmed trees get caught in wires and set off fires-FPL, City not responsive
- Falling fronds aren't cleaned up
- Impinging tree ordinance

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- Maintenance of trees in cul-de-sacs (Scorpio) or no trees on cul-de-sacs (Morning/Otis)
- It is hard to get a permit to repair a sidewalk
- *^Sidewalks not in good condition
- City government is a pain in the a**
- Unequal enforcement of codes
- City doesn't enforce code on rentals
- Need for more aggressive police work
- No help from government unless you complain constantly
- *Nobody responds to calls
- Elderly neighbor 85 years old not safe environment for her
- *Code Enforcement is reactive, not proactive (hold Code Enforcement department accountable)
- *North Port and S. Biscayne intersection:
 - o People do not stop at the signs
 - o The speed limit is 30 mph, but it is never enforced. That is why accidents are so bad
 - o No one ever drives at the speed limit
 - o People drive at 50 mph on S. Biscayne and on N. Port Blvd.
- ^Lack of support from the City to identify with the neighborhoods. Highland Ridge sign proposed to be demolished instead of repaired by the City
- Need benches
- No bike trail
- No street lights near bridges
- No lamp posts except when there 10 of them right next to each other, specifically on Morning Ave.
- It is hard to see kids

The following is a summary of the most notable items. They were selected based on showing up on both lists and being identified as key components to a broad plan of ideas to assist in revitalizing the neighborhoods.

- The comments that the City is reactive and helpful, while others claim they are not. This generally covers Code Enforcement, Police, and City department responses in general. There may be several reasons for this. Some are comfortable using the City's social media and other technologies for communication; while others clearly are not.

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- No active community groups – which creates an opportunity for neighborhoods to have a stronger voice since they represent a collection of home owner’s rather than individuals.
- Maintenance and drainage issue responses – city staff has on-going maintenance schedule, but the residences in these neighborhoods felt they had received unbalanced attention.
- Neighborhood identification, and most specifically neighborhood signage, is an unresolved issue given the on-going discussions related to Highlands Park.
- The intersections of US 41 and S. Biscayne Ave. and North Port Blvd. are recognized as the center of the neighborhoods, but also seen as dangerous due to crossing issues and speed of drivers. There is limited accessibility for non-vehicular traffic through a sea of parking lots.
- Long term neighbors, even renters; yet many stated that abandoned homes, run down rentals, and absentee landlords caused deterioration of the housing and their neighborhood.

II. Strategies for Neighborhood Overlay Improvements

A. General Overlay Strategies

The City of North Port has several key programs and services that are on-going or were previously in place. Based on the Community Meeting held for the neighborhoods, the residents are not aware of the current programs. Participation and expansion of these programs offers an opportunity to address some of the concerns residents had about crime and community awareness. Additionally, a few recommendations have been included that are applicable to all neighborhoods, not necessarily specific neighborhoods within the study area.

Neighborhood Watch

North Port Neighborhood Watch, Inc. is an established 501(c)(3) organization that provides support to the city’s Police Department. They have a Board of Directors and hold monthly public meetings. Their mission is to “assist in the City’s crime prevention efforts by recruiting volunteers to be extra eyes and ears for the North Port Police Department and to provide the community with whatever level of assistance its members are trained and qualified to offer.”

Based on conversations during the city staff roundtable, the Neighborhood Watch program provides resources for events and community gatherings beyond traditional neighborhood watch efforts. Review of the organization’s application for volunteers indicates that volunteers are assigned “home patrol districts.” While volunteers are not necessarily limited to their home district, the lack of

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knowledge about this program during the Community Meeting indicates there are no known patrols on-going in the “Old North Port” neighborhoods.

Communication and awareness of the Neighborhood Watch program is a critical component to its success as a deterrent. The roundtable of city staff was not aware of any signage available for the Neighborhood Watch program. Public Works has not approved or been requested to approve any such signs.

Recommended Actions:

- Encourage Each Neighborhood of Old North Port to submit at least one volunteer to the Neighborhood Watch program and complete training.
- Create uniform signage to be included at entry to participating neighborhoods. These can be typical right-of-way signs on posts or incorporated into additional neighborhood identification signage.
- Direct mailers and traditional marketing of digital, social media, and other resources available to the residents.

Code Enforcement

Several critical items identified by the residents during the Community Meeting were related to code enforcement tasks. Several people were concerned about abandoned homes and squatters or those that break in and commit crimes, drugs, and other unsavory activities.

Based on the city staff roundtable, the Police and Code Enforcement are working together on multiple strategies to combat crime and drug issues. The Code Enforcement Department is also acting on abandoned property reports or properties failing to meet minimum standards for safety.

First, they have implemented an abandoned real estate registry. This registry allows the Code Enforcement staff to designate and monitor specific properties that are most likely bank owned. It is unknown how many privately-owned homes are “abandoned,” but they are actively pursuing registrations by owners when complaints about non-compliance issues arise. The registration costs the owner \$150 and generates at least some income for the Department to offset enforcement costs.

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Second, the Code Enforcement has implemented a Lien Relief Application process. This is critical to making properties more affordable for redevelopment, either through repair or replacement. In some cases, the liens can be greater than the value of the property, which creates a burden to achieving compliance with adopted regulations and Codes. This is a valuable tool in revitalizing neighborhoods.

The Code Enforcement Department has previously participated in what the city called “Nice Guys” program. This was designed to utilize city staff volunteers to help property owners who are physically challenged to complete repairs and keep up their homes. They offered services such as painting, minor repairs, yard cleanup, trash and debris removal. This program has not been maintained since the previous coordinator left city employment.

Recommended Actions:

- Explore opportunities to revive the “Nice Guys” program. This can also be recreated as a non-profit opportunity in partnership with the residents of the neighborhood, using Old North Port as a pilot study. Other communities, such as Port Charlotte/Parkside and Punta Gorda have participated in Paint Your Heart Out programs, which offer similar services to those in need. The target areas are neighborhoods needing revitalization and for full time residents who are physically unable to complete the repairs. Generally, they are done annually or bi-annually on a selected weekend and completed for 3-7 houses. This also allows opportunity for corporate sponsorship and participation, citywide promotion, and volunteer recruitment. The residents at the Community Meeting expressed an interest in helping their neighbors because they fully understand that improving their surrounding neighborhood has a positive impact on their quality of life and property values.
- Explore opportunities and review legal standing of expanding abandoned real estate program to include rental properties. Residents complained that poorly maintained properties are generally those that have renters and absentee landlords. Absentee landlords are less likely to monitor and ensure proper maintenance of the homes are undertaken. This program can also help understand the dynamics of renter vs. home ownership issue facing the neighborhoods. The general belief is that more owner-occupied housing will increase owner participation in the community, which in turn, helps maintain property values overall.

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Absentee Landlord and Poor Housing Conditions

The residents of these neighborhoods identified a key issue for them was crime generated by non-owner occupied housing. Analysis and discussion about the specific incidents that have occurred lead us to believe it is also directly related to absentee landlords who don't live in the area and have no direct oversight of housing conditions. Rental housing makes up over 30% of the housing stock in these neighborhoods. Property Records show many homes are owned by out-of-state property owners.

Several communities have addressed similar problems through Proactive Rental Inspection programs. Similar programs in places such as Wayne, MI, Erie, PA, Miami, FL, and other communities, have utilized rental housing registration and inspection services to assist in identifying housing that is at risk or already falling below minimum housing standards. Implementation of this type of program will greatly assist Code Enforcement and City Police with creating streamlined communication and helping landlords with compliance issues.

Recommended Action:

- Develop a Proactive Rental Inspection / Renter registration Ordinance to assist in communications with landlords and expedite compliance with local regulations and laws.

Utilities

Concerns were raised by residents who had firsthand experience replacing the plumbing in their homes. Most of the housing stock in each of the five neighborhoods are roughly the same period, early 1960's. Many may be facing the end of their life cycle. Based on how owner's input, the plumbing of the houses is at risk of eroding and severe deterioration.

The neighborhood collection and distribution system for both water and sewer appear to be in working order. Asbestos concrete pipe is the primary material used for the underground utilities. While the asbestos component is of some concern, if the pipes are in working condition and not damaged, there is not any concern of impact to water quality. The Utility anticipates these collection and distribution lines to provide an extended life cycle and have no plans for replacement.

Recommended Action:

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- Work with city staff and City Commission to consider incentive programs to repair or replace plumbing within well-conditioned homes in the neighborhoods. A separate, standalone Housing Corporation is discussed later and may be a vehicle to deliver such funding.

Public Works

The Public Works Department is currently in process of implementing a citywide drainage repair program. The program is designed to systematically schedule swale and drainage facility maintenance on a neighborhood by neighborhood scale. The Department started a pilot program based on data provided by complaints and in-house inspection of facilities. The grid plan will allow the Department to schedule areas of need for repairs and track time, costs, and needs for each portion of North Port. Recent improvements in the East Highland neighborhood were cited as examples of recent projects in the Old North Port area.

As the pilot study is tweaked and transformed into a set grid plan for the City, drainage improvements will be implemented, but dependent on regular funding. Public Works is very responsive to citizen complaints about drainage problems; however, they are complaint driven and require the citizens to do legwork with notification of their Department. While many residents of the neighborhoods felt, there were issues, many did not know the best way to inform the City of these issues. Again, many of these residents expressed a lack of understanding of how to utilize North Port's modern portals, such as Facebook and phone applications, to notify of problems.

It is not clear if the issues expressed by residents at the Community Meeting were flooding issues and what structures or systems were to blame. The Public Works staff highlighted concerns about the corrugated metal culverts that are prominent throughout the older neighborhoods. They rust, are crushed over time, and become blocked with sediment. Repair or replacement of these culverts are the responsibility of the home owner, but it appears many are not aware and may be easily confused because culverts are located within the right-of-way.

Secondly, the Public Works Department is carrying out an aggressive Capital Improvement Plan to fund pedestrian and bicycle facilities along major thoroughfares. Most of the focus has been on large projects that provide connectivity between destination points. Additional projects include beautification, such as the landscape project along S. Biscayne Dr. that is due to

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begin in 2017. These projects will enhance the City and bring additional safety to the fringes of the Old North Port neighborhoods. These projects make a splash in public relations, but they also overlook the gaps in the existing network.

Expanding this program to identify the gaps in infrastructure will further enhance the existing network, specifically sidewalks and bicycle facilities. A collection of small projects can be grouped together as one larger project that may qualify for similar funding sources, such as Local Agency Program (LAP) through FDOT funds. North Port is a certified LAP community and can request funding for these projects. This may require completing a sidewalk network and crosswalk inventory within the neighborhoods prior to submittal of funding requests.

Finally, our discussion with the city staff identified a lack of signage for the existing Neighborhood Watch program. The participants weren't sure why, but were aware of other communities that allow signage within public right-of-way to identify participating neighborhoods. Coordination with the Watch group can easily resolve a lack of identification. Either through all participating neighborhoods or some other request process.

Recommended Action

- Create a public outreach and marketing campaign to educate the public about their responsibility to repair and replace culverts. Damaged drainage structures have a dramatic impact on the quality of stormwater conveyance and collection.
- Complete a neighborhood pedestrian facility inventory, to include sidewalk gaps, ADA non-compliance, and crosswalk locations, existing and needed.
- Identify a collection of small projects to group together by neighborhood and submit for a round of funding through the LAP funding program. Projects including completing sidewalks along a city park frontage, multiple new crosswalks, and ADA compliance repairs at specific locations, all within individual neighborhoods of the study area. The prioritization shall be the neighborhoods identified in the inventory analysis that has the most projects that can be completed within a typical program budget.

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- Create a uniform sign standard for Neighborhood Watch neighborhoods that will accommodate appropriate signage at an entryway to the participating neighborhood.

B. Neighborhood Specific Strategies

1. *Biscayne Gardens*

Biscayne Gardens is geographically separated from the other neighborhoods in the study area. US 41 provides a substantial division between the neighborhoods. Additionally, Biscayne Gardens doesn't have frontage on US 41, so creating a compact and uniform boundary for any Overlay District can be challenging. However, Biscayne Gardens is unique from the other study area neighborhoods in that the Future Land Use Map (FLUM) category assigned to the area is Medium Density, which allows up to 10 dwelling units per acre; whereas the other four neighborhoods are Low Density Residential, which permits up to five dwelling units per acre. Since the FLUM was adopted after these neighborhoods were platted and mostly built, the categories assigned are an attempt to reflect the existing pattern of development. As identified during the demographic and census research portion of Deliverable 1 and 2, the neighborhoods are predominantly single-family housing. Biscayne Gardens has a large collection of lots under 7,000 square feet. There is a clear pattern of smaller lots within Biscayne Gardens north of US 41 versus the remaining neighborhoods south of US 41.

One of the impediments to redevelopment of this area is fractured land ownership and a limited supply of undeveloped parcels. The properties were platted as part of the original development of the Old North Port neighborhoods, but developed in a slightly more intense manner with the duplex/villas, quad lots, and smaller single-family homes. Biscayne Gardens development patterns, with duplex housing type, also makes it a prime location for absentee landlords. The physical appearance of portions of the neighborhood lend itself to cramped and rundown. This includes numerous cars parked on the edge of the road and less front yard than larger single-family homes.

Additionally, the perimeter of the Biscayne Gardens neighborhood is bound by S. Biscayne Drive. This major thoroughfare provides substantial exposure to traffic and allows code enforcement and appearance issues to be more noticeable than the other four neighborhoods, which have a greater sense of enclosure when traveling through them.

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Revitalization Strategy #1

Complete a city initiated rezoning of the lands within Biscayne Gardens to Residential Multifamily (RMF) which allows utilization for the density already afforded to it by the adopted City Comprehensive Plan of up to 10 dwelling units per acre.

Revitalization Strategy #2

Modify the ULDC to create an overlay district that incentivizes the acquisition and consolidation of land into a form more appropriate for newer development and takes advantage of its proximity to the commercial core of Old North Port, existing parks, and Warm Mineral Springs, along with excellent roadway network that can support higher densities.

Funding Source: Internal time and materials adopting and modifying draft language provided as part of Deliverable 4.

Revitalization Strategy #3

Adopt language within the overlay district that prohibits open storage, carports, outdoor storage of household items, and other items that detract from a clean appearance, to be located adjacent to non-local roadways such as S. Biscayne Drive.

Funding Source: Internal time and materials adopting and modifying draft language provided as part of Deliverable 4.

Revitalization Strategy #4

Create a street-tree master plan to create a street canopy coverage and shade within the neighborhood. Additional focal areas at entry points to the neighborhood along S. Biscayne Dr. and in coordination with current landscape efforts along S. Biscayne Dr.

Funding Source: One time consulting fee budgeted to create uniform landscape mater plan; on-going tree purchase and installation through the allocation of existing tree permitting funds being collected; submit a CDBG grant for planning, design, and implementation.

2. Fabian

The Fabian neighborhood is also unique from the other neighborhoods in that it has significant canal frontage for a portion of the lots. The canals have direct access to the Myakka River and Charlotte Harbor. This creates an opportunity to

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market itself in a unique manner and differentiate itself. In theory, water front and canal access should bring higher property values and increased investment.

The canals are a challenging feature. There is not an established canal maintenance program and dredging hasn't been done in close to a decade anywhere in North Port. Analysis of the lots fronting the canal system indicate a variety of techniques have been used to gain access to the water. Seawalls, overland docks and walkways, bulkhead designs, and others. These variations of water and boating access create inconsistent shore lines and differences among property owners.

Revitalization Strategy #1

Investigate need for dredging and measure boater accessibility. Points of interest include sediment areas near the ends of canals along N. Port Blvd., where city drainage swales cross under the roadway and empty into the canal system.

Funding *Source*: CDBG grants, establish a canal maintenance assessment (MSTU) to all canal front properties (may also apply to portions of Hyde Park and Highland Ridge).

3. Hyde Park, Spearman, Highlands Ridge

As previous discussed, the study area neighborhoods share similar conditions and challenges. We have grouped these three neighborhoods because they specifically because they lack some dominant unique characteristics described in Fabian (water front/canals) and Biscayne Gardens (smaller lots).

Each of these neighborhoods will benefit from the general strategies discussed under section I of this report. Most importantly, assisting the neighborhoods with creating a sense of place and identify through signage will go a long way in creating good will with the residents. Additionally, addressing their concerns about sidewalk access and repair. Some of the latter issues seem related to a lack of communication or difference in communication techniques between the residents and the City. Public Works operates primarily on a citizen report system. If the residents of these neighborhoods are not participating in the electronic reporting that North Port prefers, then their voice may be lessened.

4. Commercial / non-residential Districts along US 41

The study area, particularly Hyde Park, Fabia, and Spearman, are adjacent to commercial centers along US 41. The Community Meeting identified the intersection of S. Biscayne Drive as their perceived center of the community.

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There are four corners of non-residential activity at this intersection, including two strip commercial centers (NW and SW), a drive thru bank, and a city library. Other commercial areas along North Port Blvd and US 41 also include small retail stores.

Due to the parking requirements of the North Port Unified Land Development Code (ULDC), the commercial strip centers must utilize a substantial percentage of their property for parking that is only full for a few hours during the day. Peak parking hours coincide with peak travel times, morning and afternoon commutes. This leaves the parking lots vacant during off peak times and during weekends.

Through use of alternative development regulations, such as reduced parking, increased mixed use opportunities, and streamlined processes, additionally economic activity can occur around these major intersections and points of access to the neighborhoods. Increased economic activity generally leads to reinvestment and expansion of the businesses that serve the study area.

Revitalization Strategy #1

Develop alternative ULDC development standards for the commercial acreage within the Overlay District. The alternative codes will allow for the following:

- Reduced or alternative parking strategies and maximizing access to alternative modes of transportation and create a multimodal corridor and community;
- Increased Floor Area Ratio to maximize use of existing impervious surfaces;
- Reduced setbacks and increased allowance of mixed use that complement the surrounding uses;
- Expedited and streamlined development review process.

Funding Sources: Internal time and materials adopting and modifying draft language provided as part of Deliverable 4

Revitalization Strategy #2

Develop a gateway signage plan to identify the study area and collection of neighborhoods. The Signage shall be located along US 41 at North Port Blvd heading North and near Granada Blvd. heading South.

Funding Sources: Prepare estimates based on similar projects in other communities and submit a request for design and construction through FDOT LAP funding.

III. Additional Opportunities

A. Create Overlay District

Creation of an Overlay District as part of North Port's ULDC has been discussed throughout this report. It has been mentioned where applicable to specific circumstances related to a neighborhood or commercial area. Here we will summarize additional components of an Overlay that can apply to all the neighborhoods.

Most importantly, signage. The attendees of the Community Meeting were very clear that they take pride in their neighborhoods, identify with their historic names, and would like recognition of them.

Revitalization Strategy #1

Create signage regulations to permit neighborhood signs within City right-of-way, City owned property. Such regulations may permit location, size, and setbacks to allow for the identification of neighborhoods at a minimum of two locations and where best suited depending on traditional traffic flows.

Funding Sources: May be submitted as part of Gateway signage request to FDOT and the LAP funding source.

B. Housing Corporation

Creation opportunities that focuses on creating owner occupied residences will help stabilize the neighborhoods. One manner to accomplish this task is to establish a non-profit Housing Corporation that funds down payment assistance, repair and maintenance funds, and property upgrades.

Establishing a Housing Corporation is a long-term project that requires commitment and participation from community leaders, businesses, and industries who may stand to gain from the creation. Ideally, those who are serving in public safety, nursing, teaching, or other similar community service industries are priority targets. This also helps create opportunities to revitalize the most distressed properties in the neighborhoods.

Attachment 8

-NEIGHBORHOOD MAPS & PROTECTION POLICIES:

FUTURE LAND USE ELEMENT

Marius Neighborhood #3

Neighborhood Policies

NP-Policy 3.1: Subject to the availability of appropriated funds, canopy/shade trees shall be planted between palm tree clusters located in the median of Biscayne and along the sides of Pan American Boulevard within this neighborhood, provided the planting meets appropriate traffic safety standards.

NP-Policy 3.2: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including Biscayne Church) adjacent to this neighborhood, shall provide buffering between the facility and adjacent residential development, where appropriate.

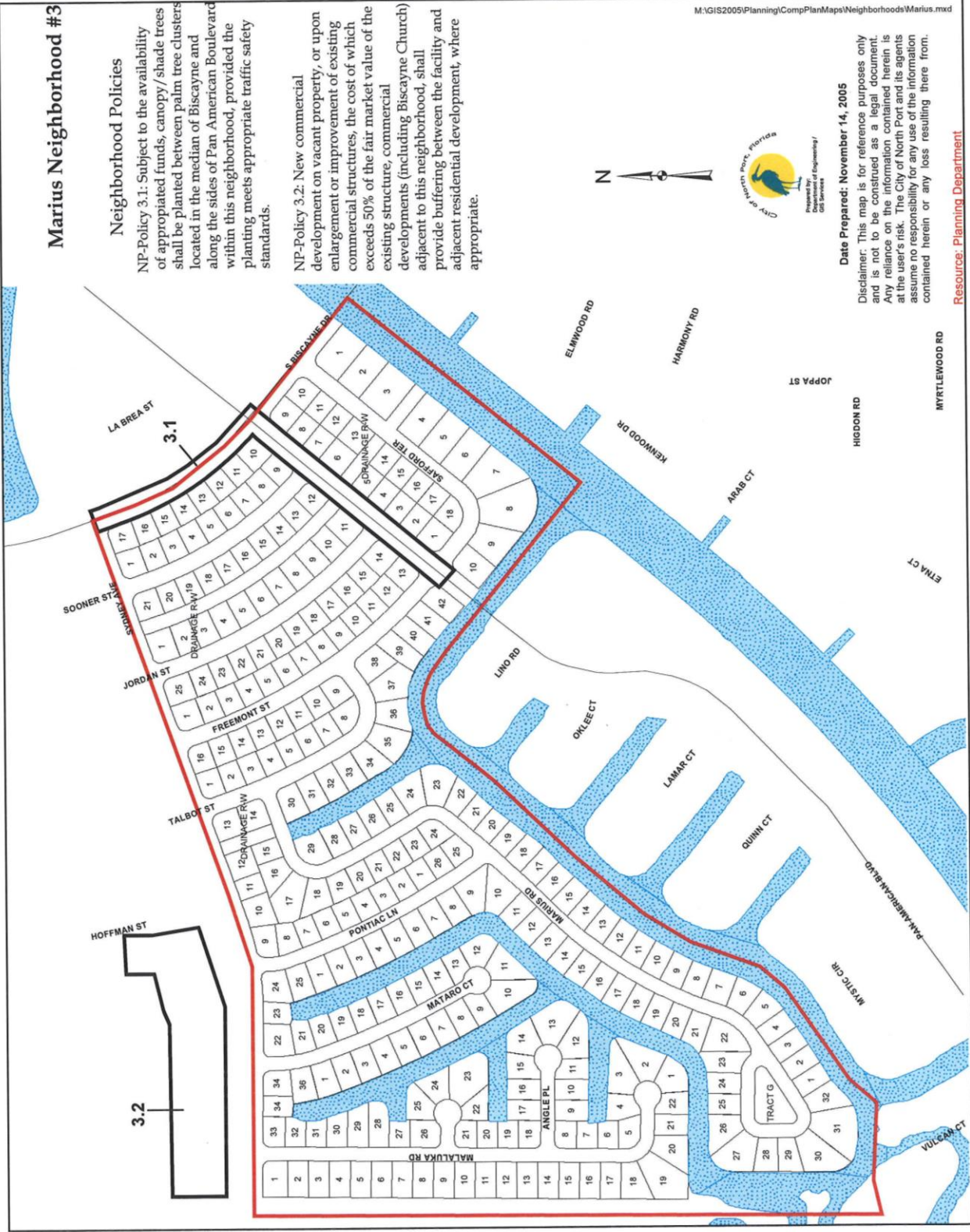
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Date Prepared: November 14, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Hyde Park Neighborhood #4

Neighborhood Policies

NP-Policy 4.1: Subject to the availability of appropriated funds, canopy / shade trees shall be planted between palm tree clusters located in the median of Biscayne and along the sides of Pan American Boulevard within this neighborhood, provided the planting meets appropriate traffic safety standards.

NP-Policy 4.2: To protect existing residential areas, a buffer zone consisting of native vegetation shall be developed between the access road and U.S. 41. The design shall be consistent with Policy 2.1.3.

NP-Policy 4.3: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including Biscayne Church) adjacent to this neighborhood, shall provide buffering between the facility and adjacent residential development, where appropriate.

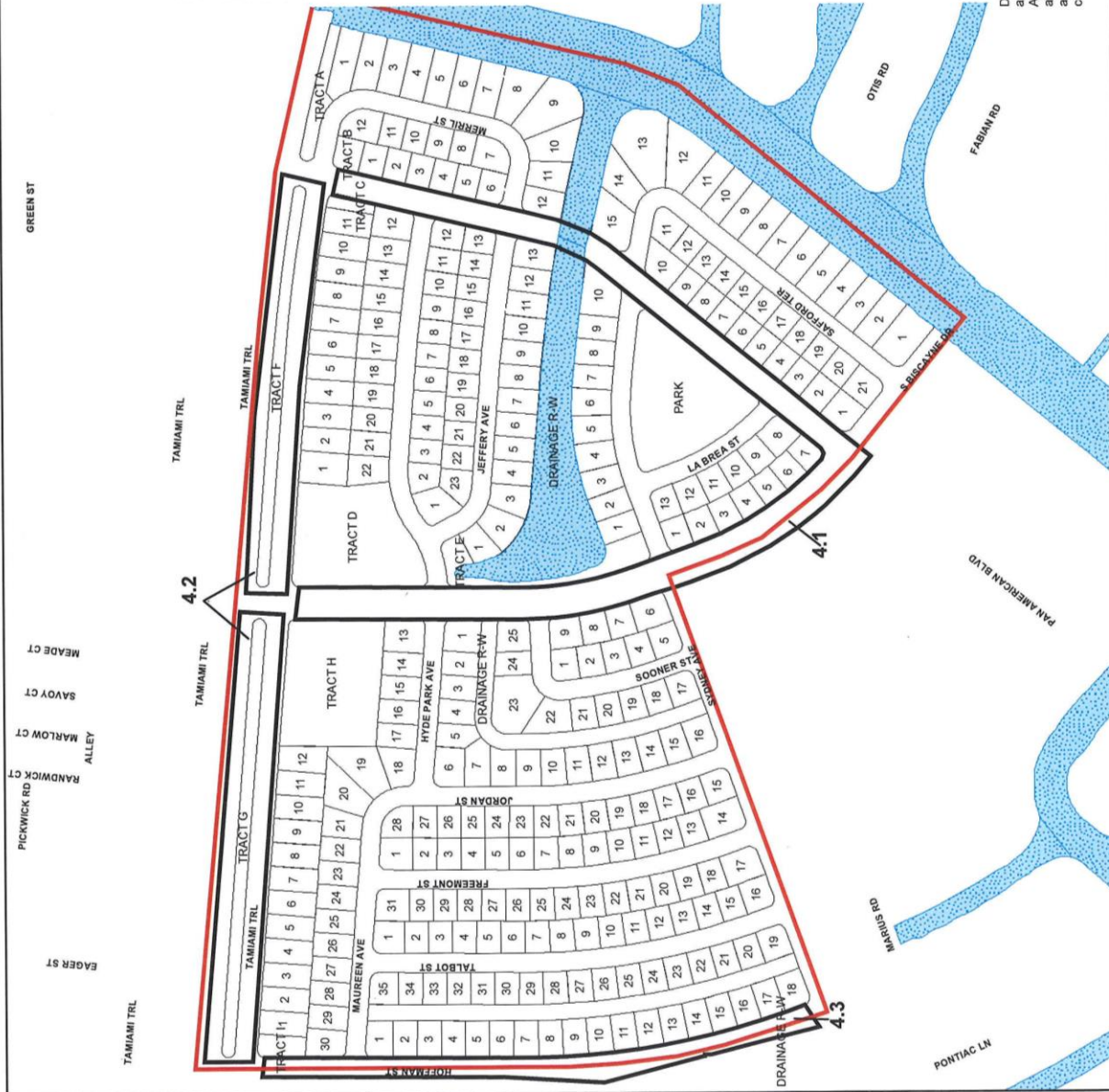
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Date Prepared: November 14, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Fabian Neighborhood #6

Neighborhood Policies

NP-Policy 6.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

NP-Policy 6.2: A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvements which exceed 50% of the fair market value of the existing structure. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

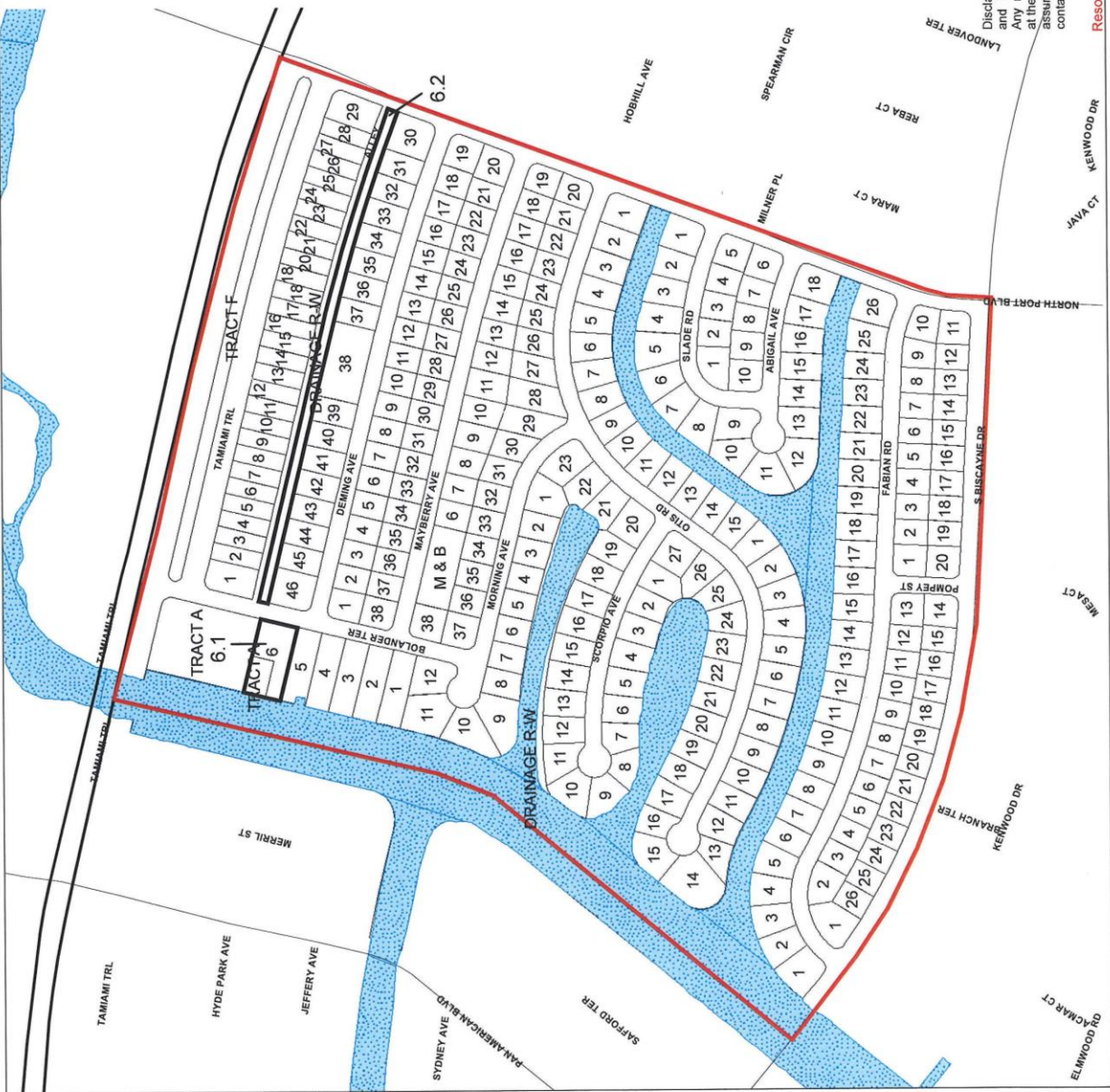
M:\GIS2005\Planning\CompPlan\Maps\Neighborhoods\Fabian.mxd



Date Prepared: November 28, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Spearman Neighborhood #7

Neighborhood Policies

NP-Policy 7.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments (including San Pedro Church) adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

NP-Policy 7.2: A buffer/screening shall be installed along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction. Developments undergoing substantial enlargements or improvements that do not have land available for adequate buffering may be required to find buffered screening on the residential side of the alleyway.

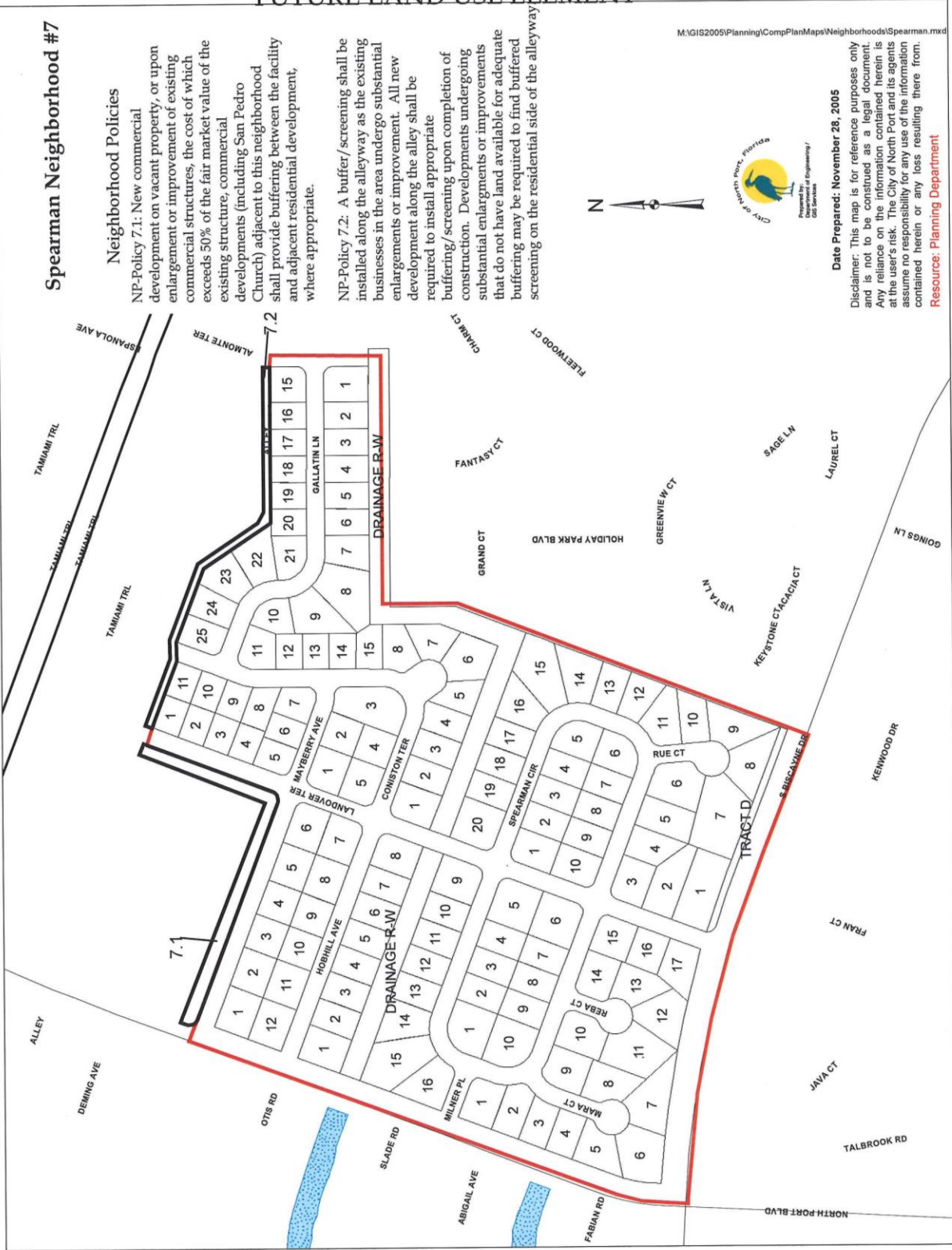
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Date Prepared: November 28, 2005

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Resource: Planning Department

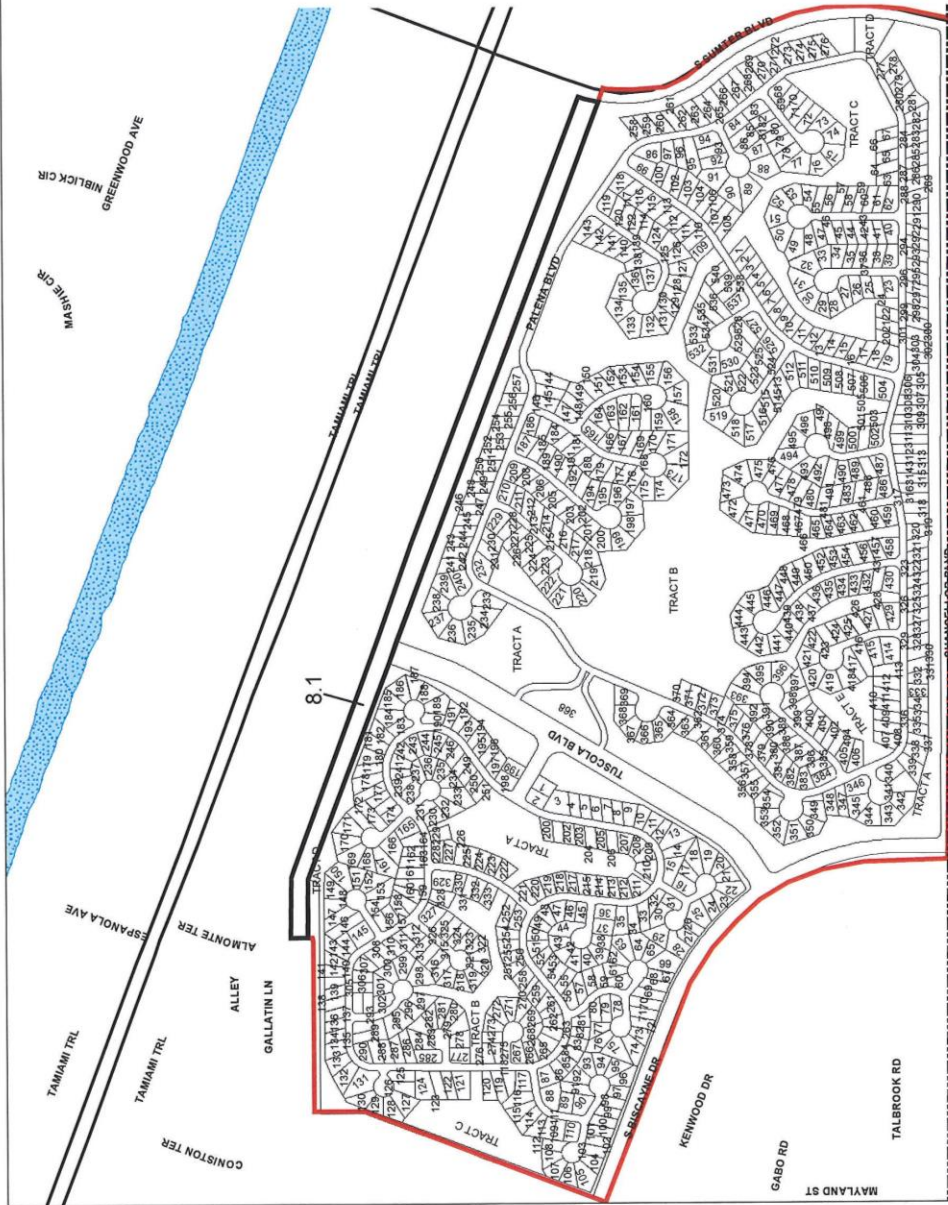


FUTURE LAND USE ELEMENT

Holiday Park Neighborhood #8

Neighborhood Policies

NP-Policy 8.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.



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Resource: Planning Department

FUTURE LAND USE ELEMENT

Leisure Villas Neighborhood #9

Neighborhood Policies

NP-Policy 9.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, commercial developments adjacent to this neighborhood shall provide buffering between the facility and adjacent residential development, where appropriate.

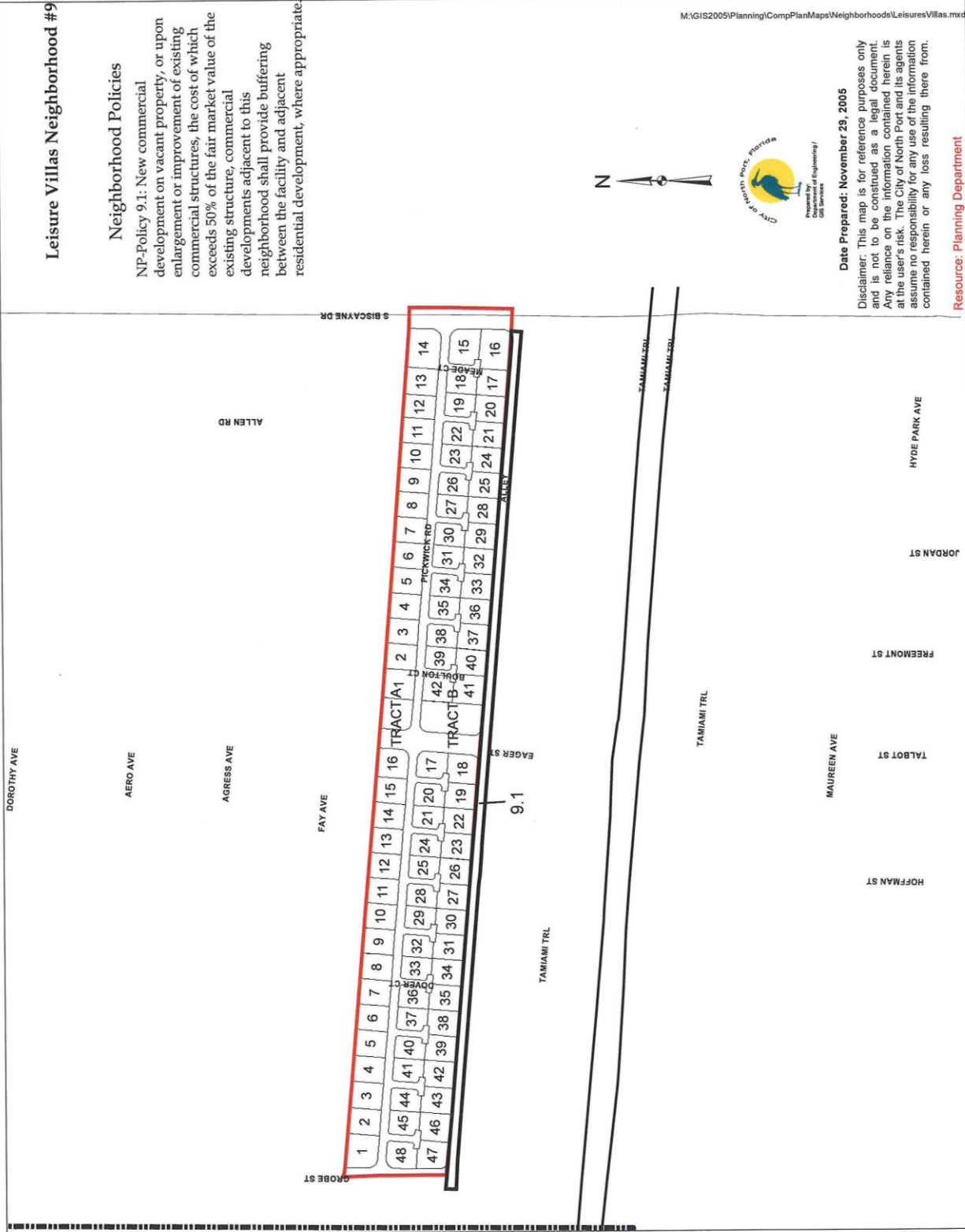
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Resource: Planning Department



FUTURE LAND USE ELEMENT

Espanola Neighborhood #10

Neighborhood Policies

NP-Policy 10.1: New commercial development on vacant property, or upon enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, a buffer/screening shall be installed by the developer along the alleyway as the existing businesses in the area undergo substantial enlargements or improvement. All new development along the alley shall be required to install appropriate buffering/screening upon completion of construction.

NP-Policy 10.2: Crosswalks shall be installed connecting the existing sidewalks along Espanola Avenue to the commercial area on the west side of North Port Boulevard.

NP-Policy 10.3: Subject to the availability of appropriated funds, as existing street trees along Espanola die, new trees of a similar species and shape shall be planted.

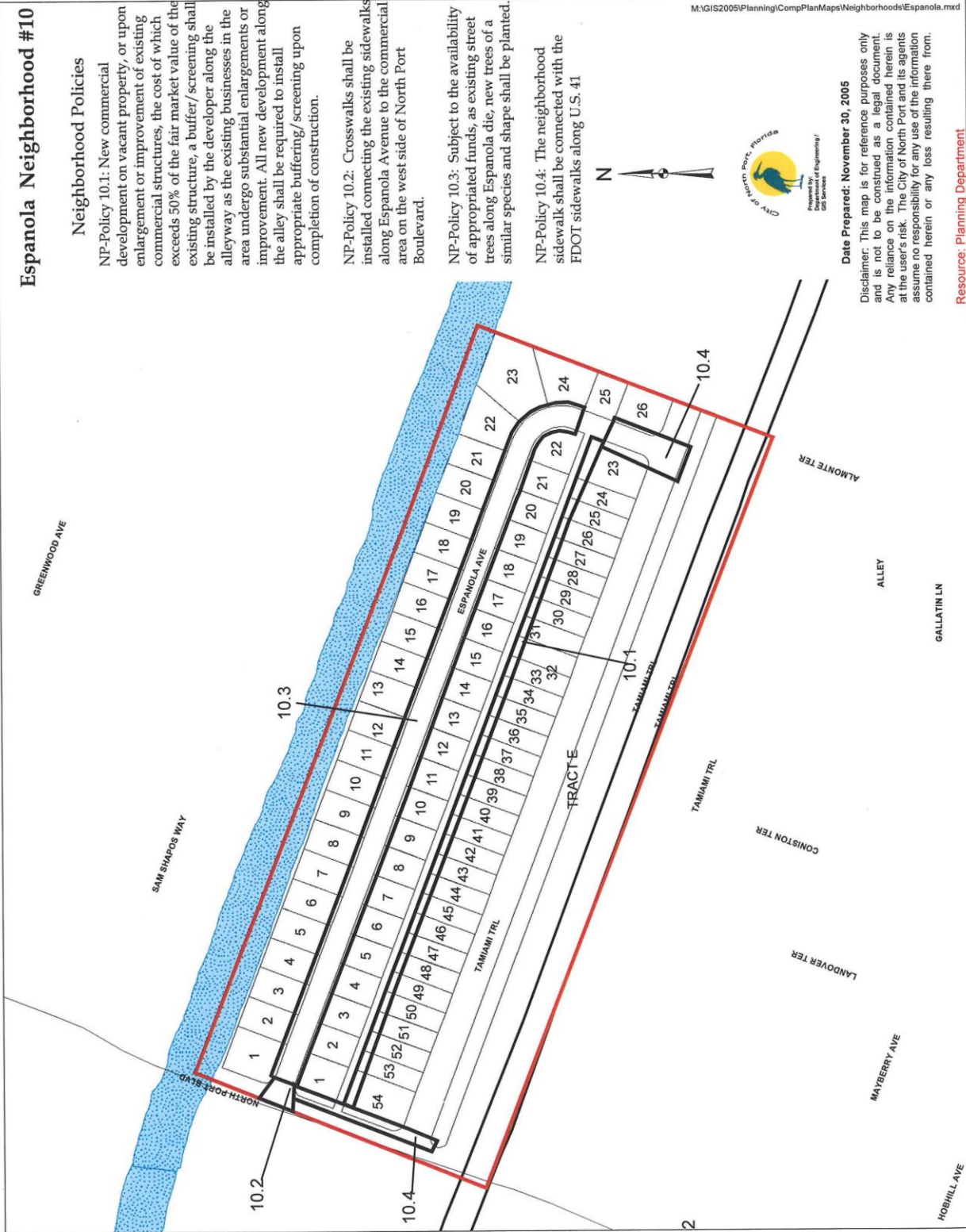
NP-Policy 10.4: The neighborhood sidewalk shall be connected with the FDOT sidewalks along U.S. 41

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Date Prepared: November 30, 2005
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Resource: Planning Department



FUTURE LAND USE ELEMENT

North Port Palms Neighborhood #12

Neighborhood Policies

NP-Policy 12.1: New commercial development on vacant property, or upon substantial enlargement or improvement of existing commercial structures, the cost of which exceeds 50% of the fair market value of the existing structure, the fenced storage yard on the west side of Pan American Boulevard shall be buffered to enhance the aesthetics of the neighborhood.

M:\GIS2005\Planning\CompPlan\Maps\Neighborhoods\NorthPortPalms.mxd



Date Prepared: November 30, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Constitution Neighborhood #20

Neighborhood Policies

NP-Policy 20.1: The City shall pursue the control/preservation of the second tier of lots to the west of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.

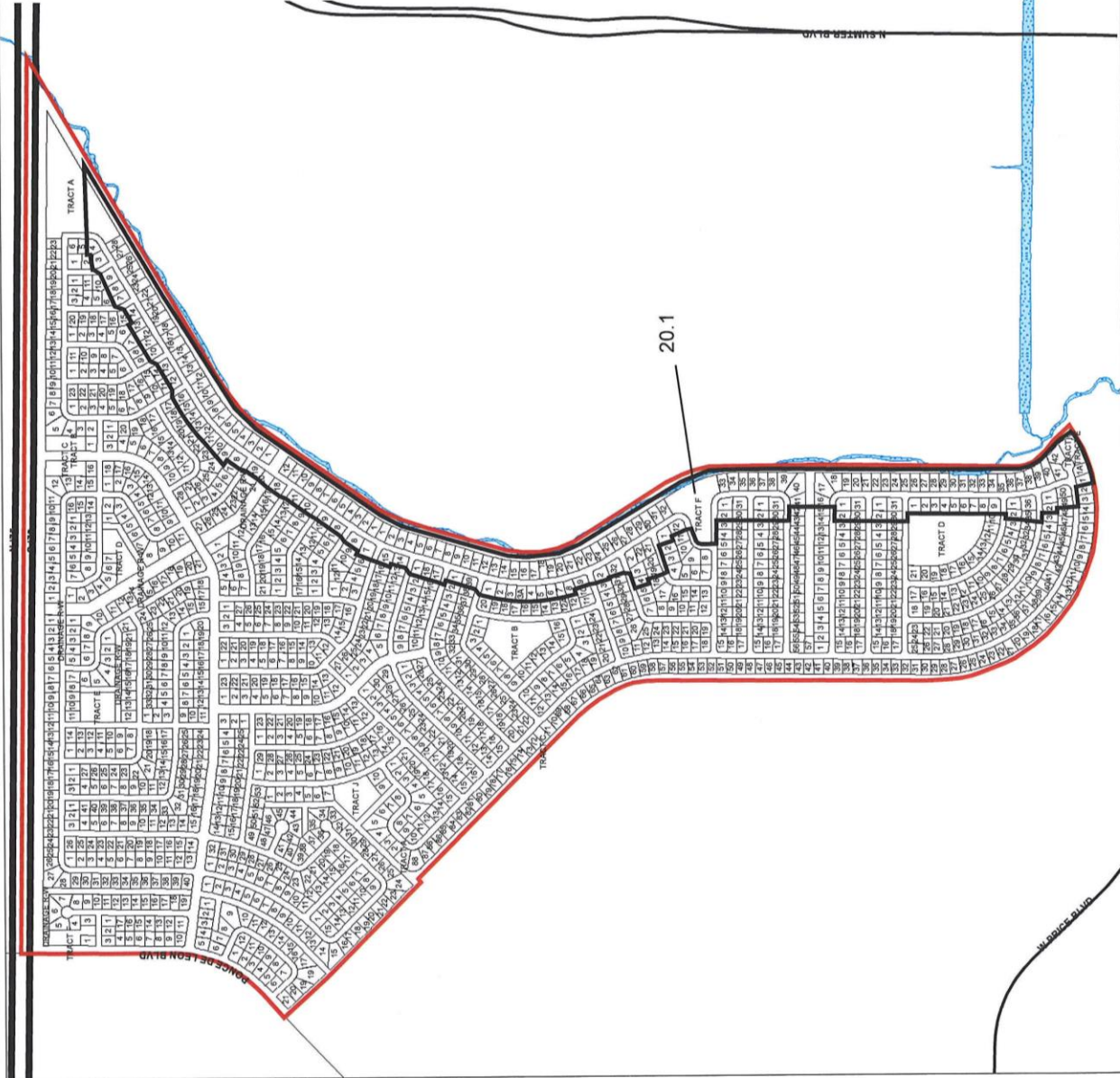
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Date Prepared: November 30, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Ladyslipper Neighborhood #21

Neighborhood Policies

NP-Policy 21.1: To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained, where appropriate, which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

NP-Policy 21.2: The City shall pursue the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.

NP-Policy 21.3: Continue the sidewalk along both sides of Sumter Boulevard to U.S. 41.

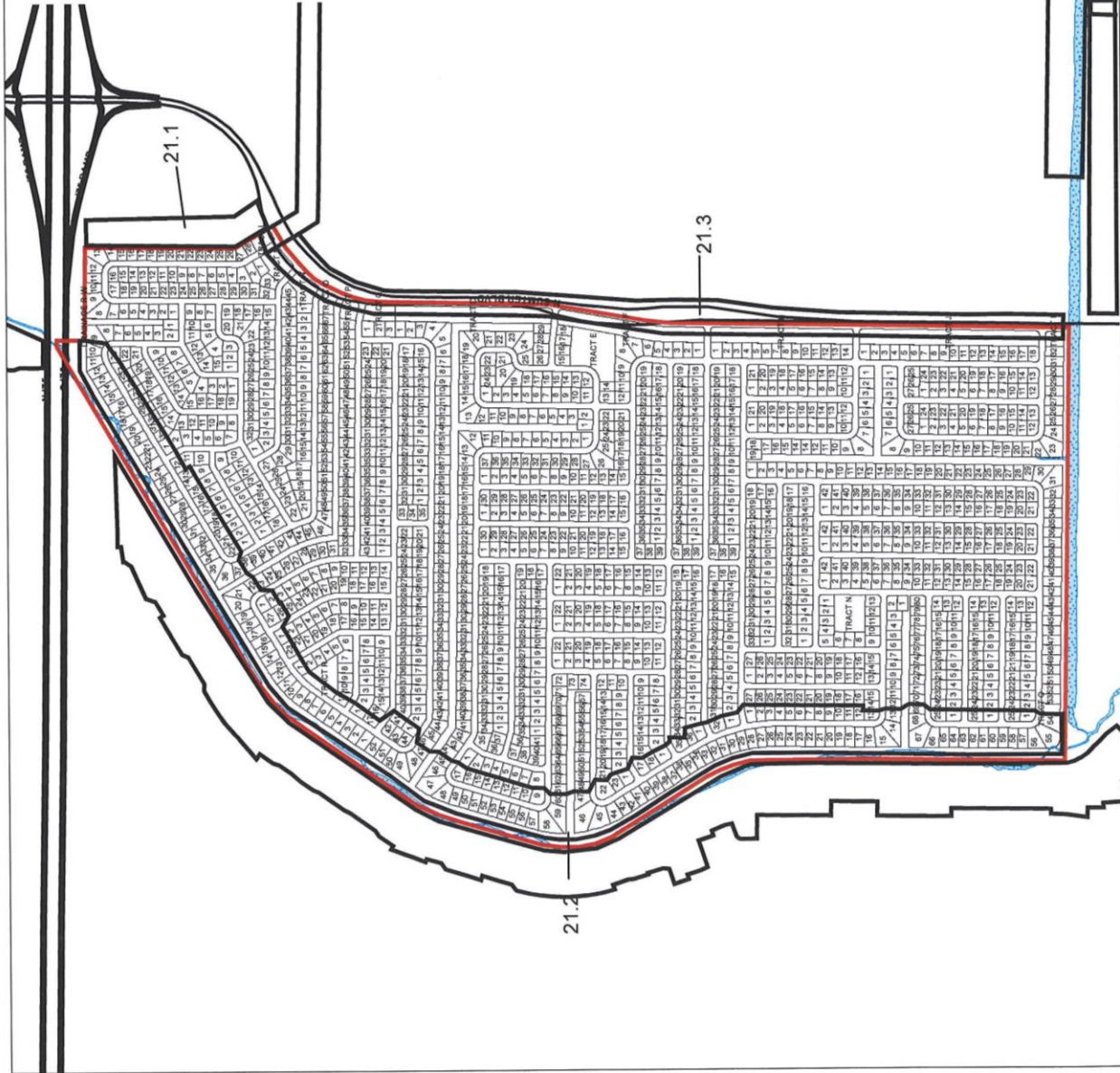
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Date Prepared: December 1, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Fairway Villas Neighborhood #23

Neighborhood Policies

NP-Policy 23.1: As professional office development occurs on the south side of Greenwood Avenue, the developer shall be required to install a buffer consisting of native vegetation to mitigate the visual impact upon the residential development to the north.



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Date Prepared: December 1, 2005

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Resource: Planning Department

FUTURE LAND USE ELEMENT

Country Club Estates/ Sumter Green Neighborhood #24

Neighborhood Policies

NP-Policy 24.1: The City shall encourage the construction of a wall, with native landscaping, along the west side of Sumter Boulevard.

NP-Policy 24.2: Buffers which utilize native vegetation should be erected along Greenwood Avenue as professional office development is permitted on the south side of Greenwood Avenue.

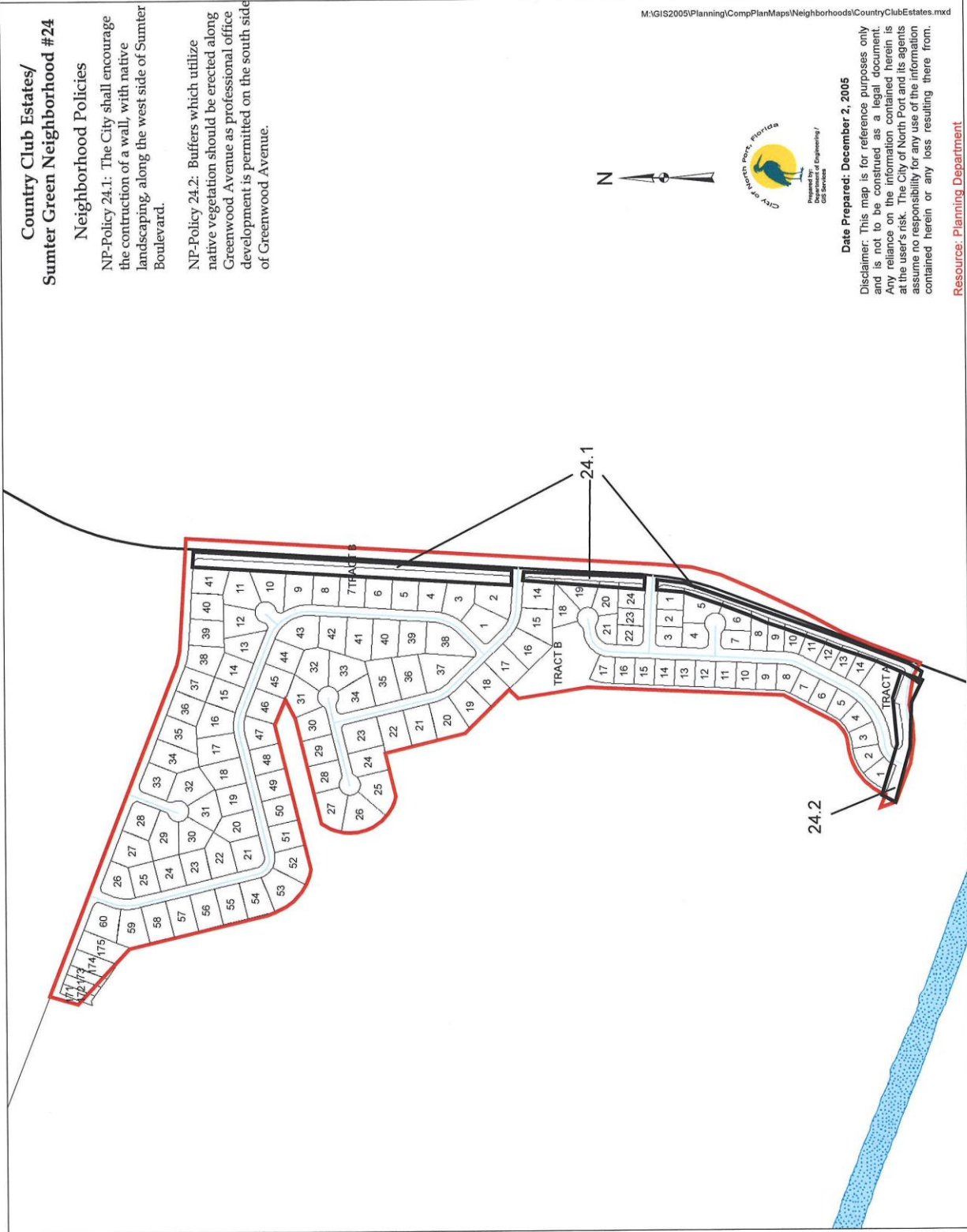
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Date Prepared: December 2, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Country Club Ridge Neighborhood #25

Neighborhood Policies

NP-Policy 25.1: To protect the single family residential areas in this neighborhood from future development along the east side of Summer, the developer shall install a buffer which utilizes any existing berms and native vegetation, or other appropriate design. Breaks in the natural buffer will be filled by utilizing indigenous trees.

NP-Policy 25.2: The City shall encourage the planting of street trees to continue the existing neighborhood pattern. As existing palm trees die, live oaks will be used as replacements.

NP-Policy 25.3: The City shall encourage the planting of native trees in McKibben Park.

NP-Policy 25.4: The City shall amend the Land Development Code to require buffering and screening to protect the neighborhood from the eventual commercial development on the south side of the Cocoplum Waterway.

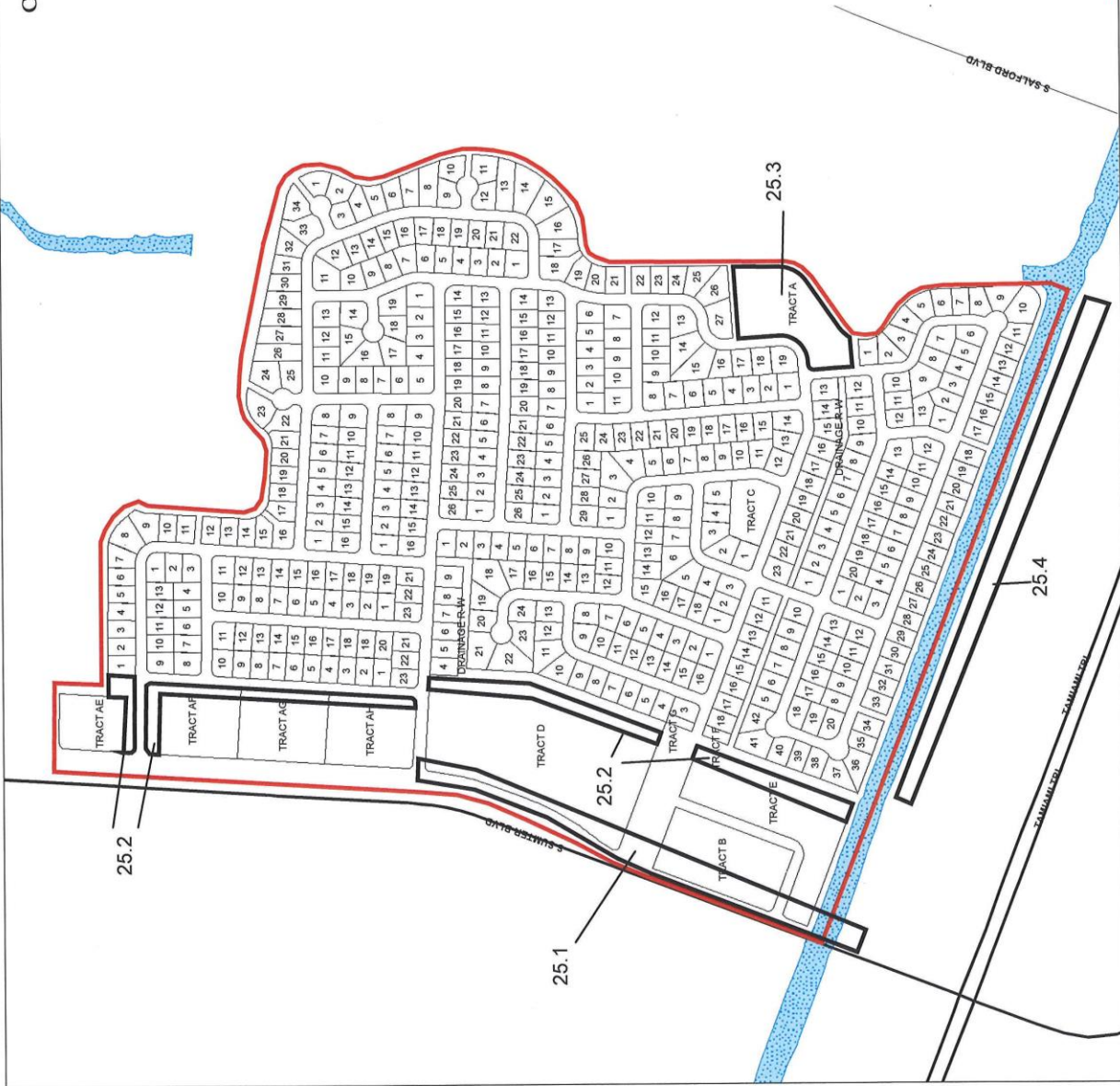
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Date Prepared: December 2, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Sumter Gardens Neighborhood #26

Neighborhood Policies

NP-Policy 26.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Sumter and Libby Road (north) and Sumter and Cazes Avenue (south).

NP-Policy 26.2: Buffers which utilize native vegetation should be erected between any commercial or medium density residential development along Sumter and the single family residential neighborhoods to the east.

NP-Policy 26.3: Continuation of the existing pattern of sidewalks may be required with any new development in the neighborhood consistent with neighborhood needs and character.

NP-Policy 26.4: The sidewalk along Sumter shall be continued so that it connects to the paths and commercial areas along U.S. 41 to the south.

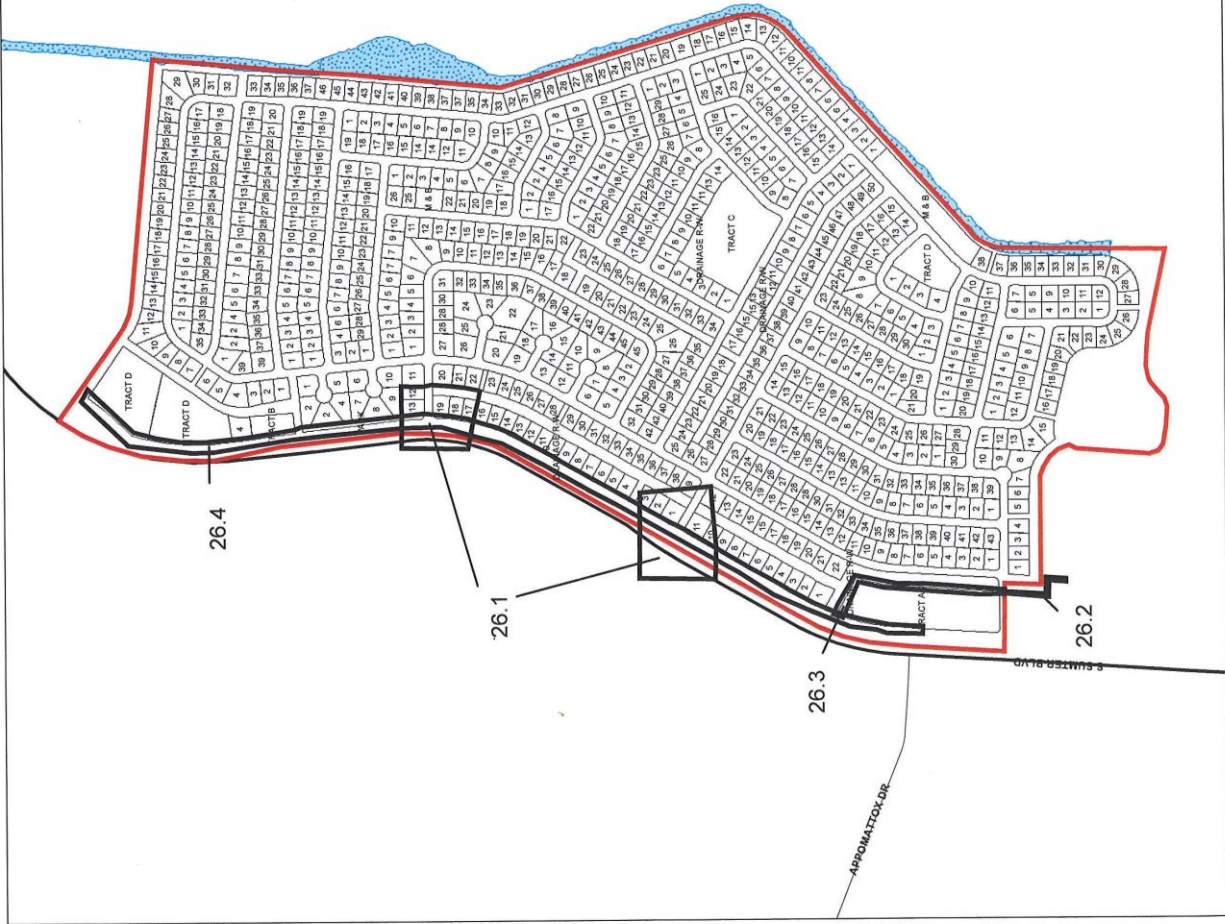
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Date Prepared: December 2, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Blueridge-Salford Neighborhood #27

Neighborhood Policies

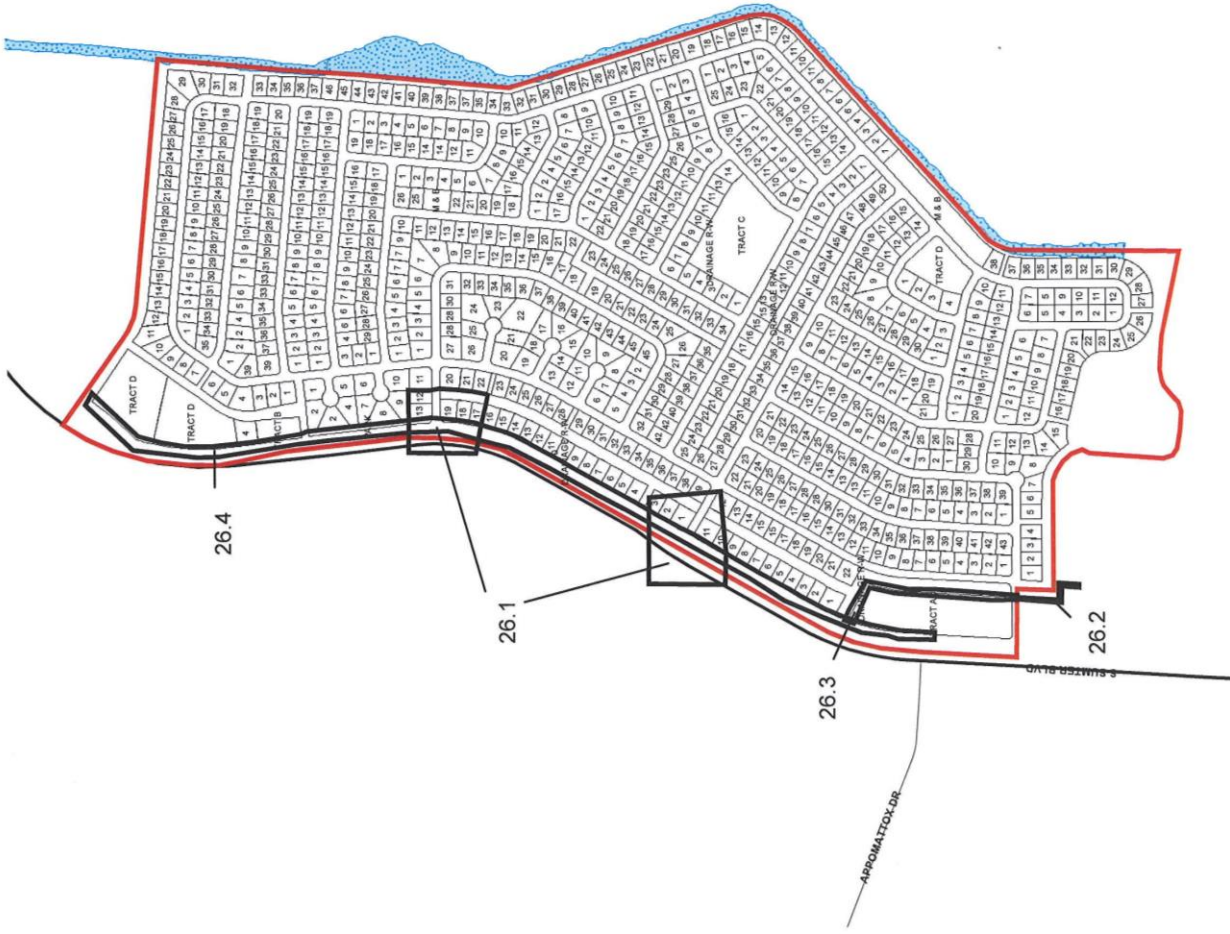
NP-Policy 27.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Salford Boulevard and Price (north) and Salford and Barbary Lane (south).

NP-Policy 27.2: The City program within the next 5 years the construction of a sidewalk which connects Blueridge Park to the sidewalk along Salford.

NP-Policy 27.3: As commercial development occurs along the Cocoplum, the City may require the installation of a pedestrian way along the rear of the parcel.

NP-Policy 27.4: To protect adjacent single family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

M:\GIS\2005\Planning\CompPlan\Maps\Neighborhoods\CocoplumClubRidge.mxd



Date Prepared: December 2, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

Madagascar Neighborhood #28
Neighborhood Policies

NP-Policy 28.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Salford Boulevard and Weidman Avenue.

NP-Policy 28.2: To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

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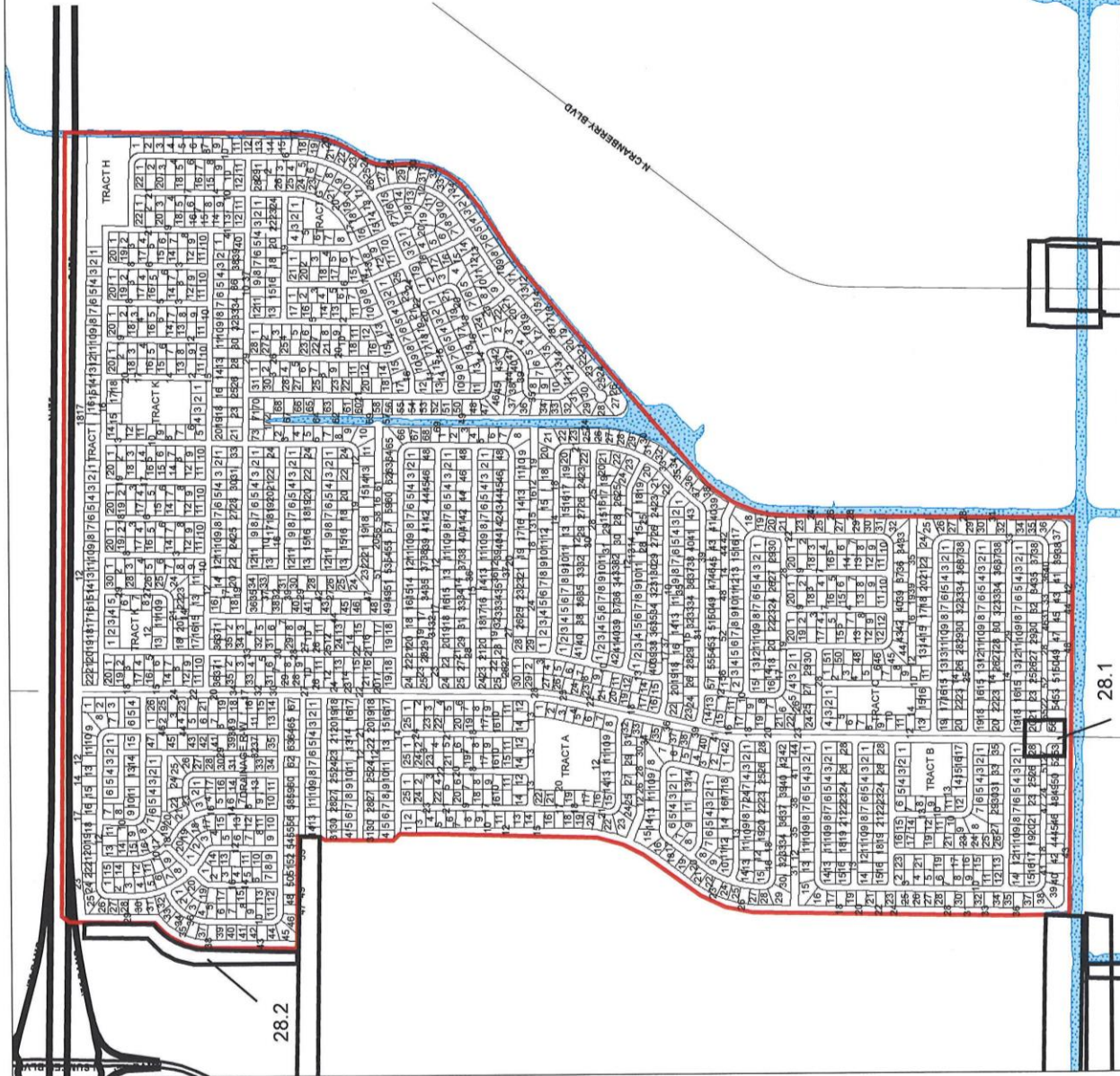


Prepared by:
Government of Engineering
and Surveying

Date Prepared: December 7, 2005

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Resource: Planning Department



FUTURE LAND USE ELEMENT

North Port Gardens Neighborhood #29

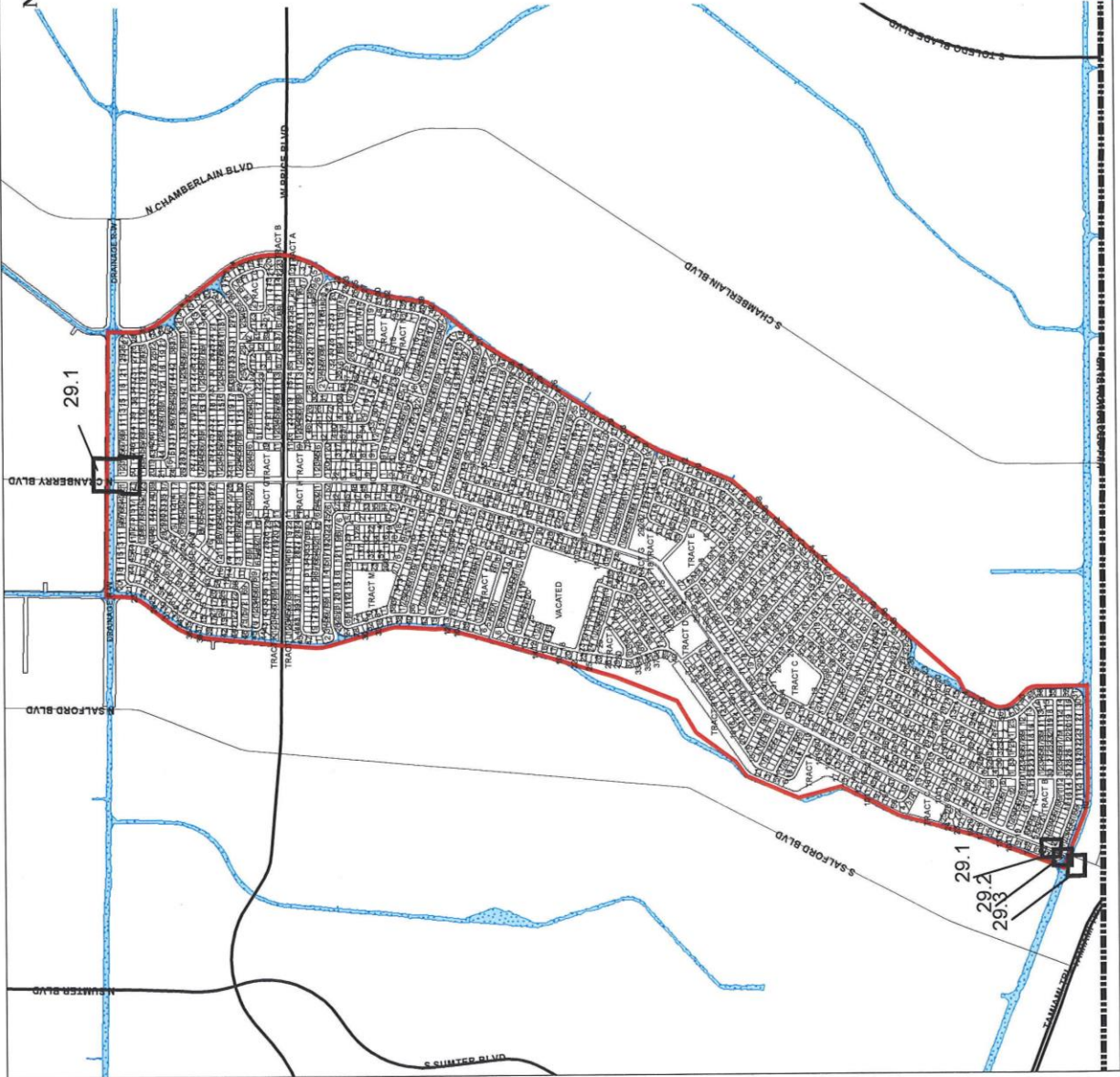
Neighborhood Policies

NP-Policy 29.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersection of Cranberry Boulevard and Tuskett Avenue (north) and Cranberry Waterway (south).

NP-Policy 29.2: The City will encourage the construction of a pedestrian footbridge on the west side of cranberry where it crosses the Cocoplum Waterway.

NP-Policy 29.3: As commercial development occurs along the Cocoplum, the City may require the installation of a pedestrian way along the rear of the parcel.

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Date Prepared: December 7, 2005

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Resource: Planning Department

FUTURE LAND USE ELEMENT

Cranberry Fields Neighborhood #30 Neighborhood Policies

NP-Policy 30.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersection of Cranberry Boulevard and the Creighton Waterway (north), Cranberry and Traverse Avenue (southwest), and Chamberlain Boulevard and Alliance Avenue (southeast).

NP-Policy 30.2: The sidewalks along Cranberry and Chamberlain shall be installed as lots are developed. The developer shall be responsible for installation and maintenance of the sidewalks.

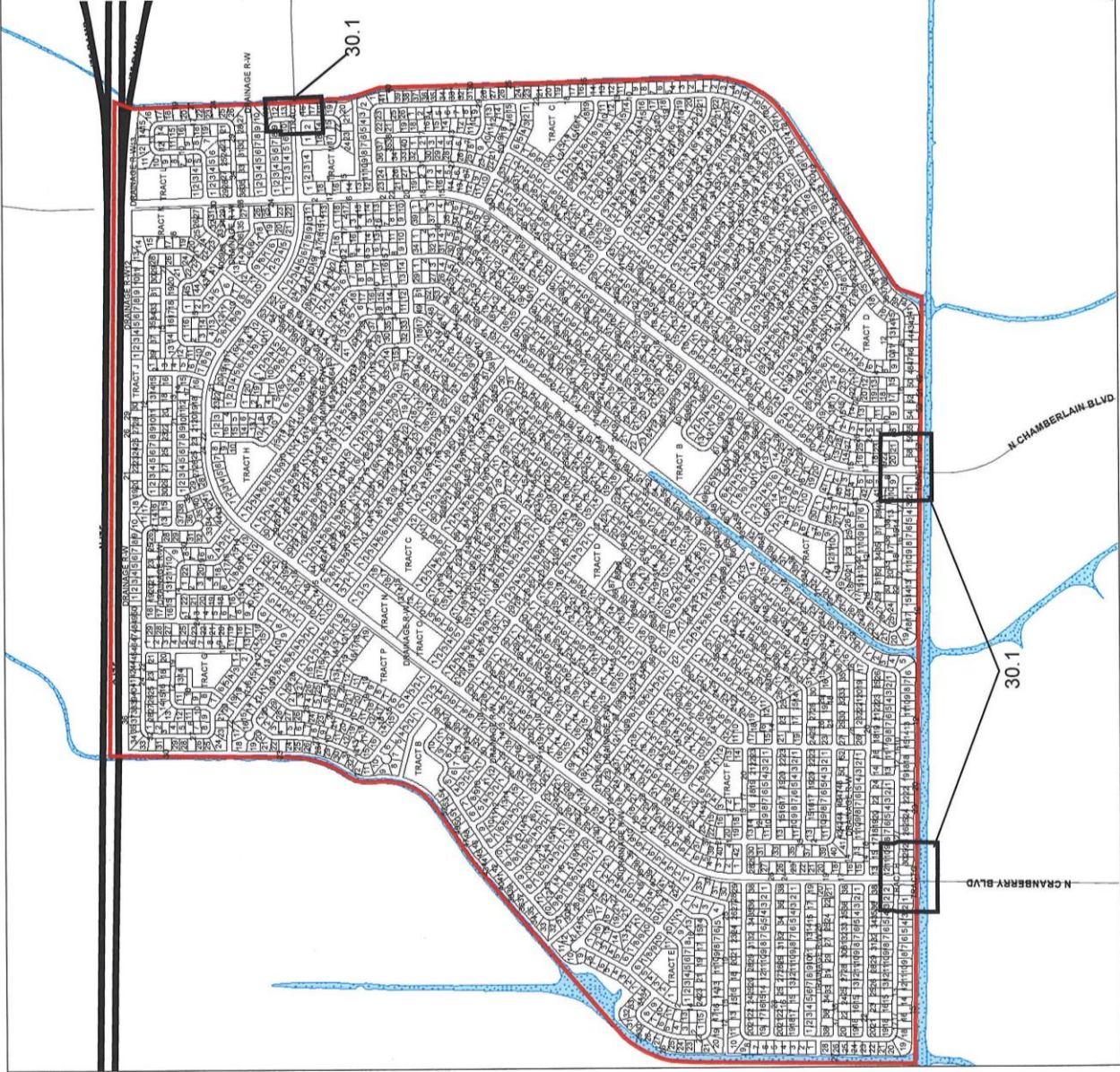
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Date Prepared: December 8, 2005

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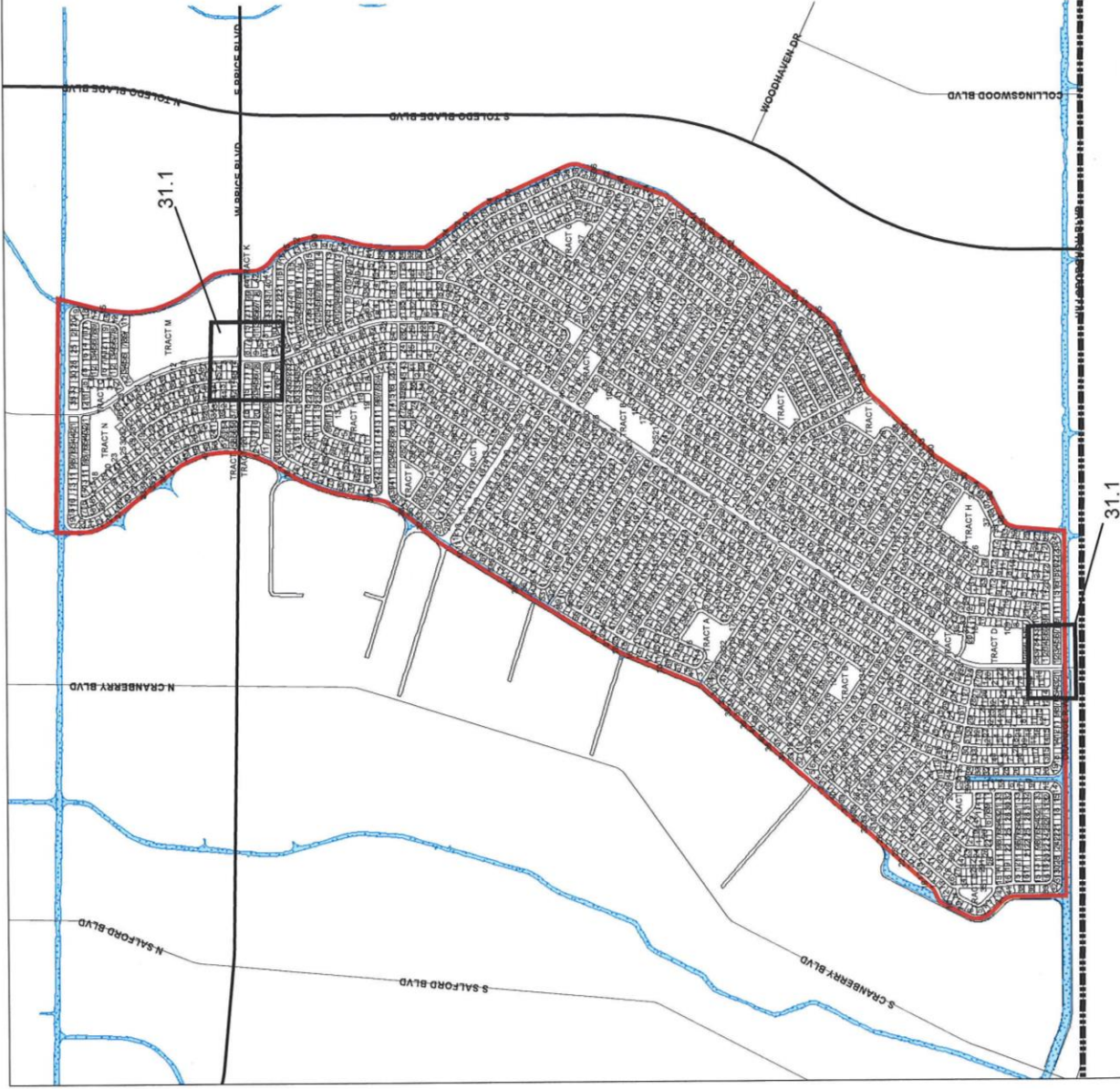
FUTURE LAND USE ELEMENT

Chamberlain Neighborhood #31

Neighborhood Policies

NP-Policy 31.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersection of Chamberlain and Price (north) and Chamberlain and Hillsborough (south).

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Date Prepared: December 9, 2005

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Resource: Planning Department

FUTURE LAND USE ELEMENT

Nutmeg/Lagrane Neighborhood #35

Neighborhood Policies

NP-Policy 35.1: The City shall encourage the control/preservation of the second tier of lots to the east of the Myakkahatchee Creek (across local streets) to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation area.

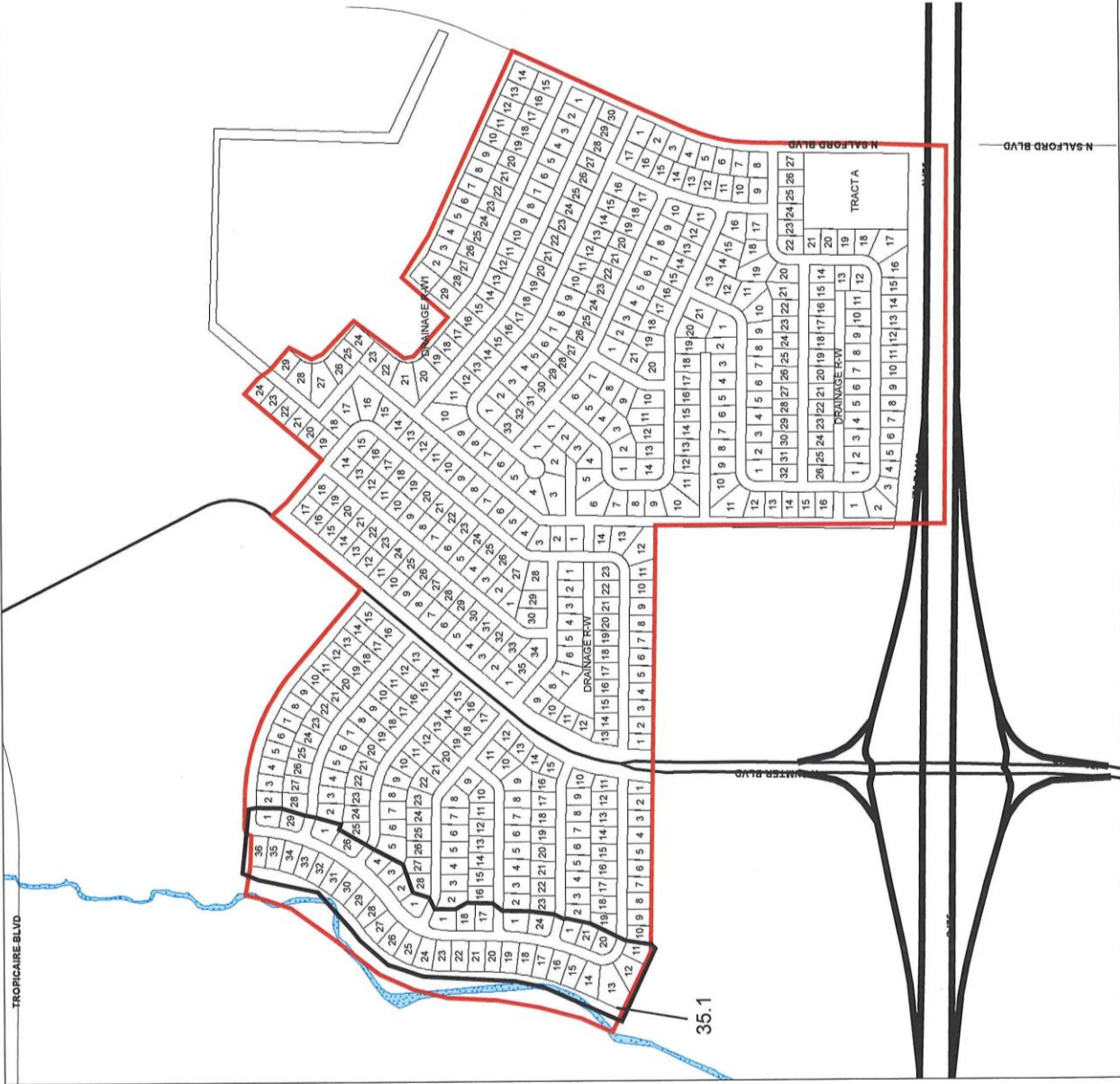
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Date Prepared: December 9, 2005

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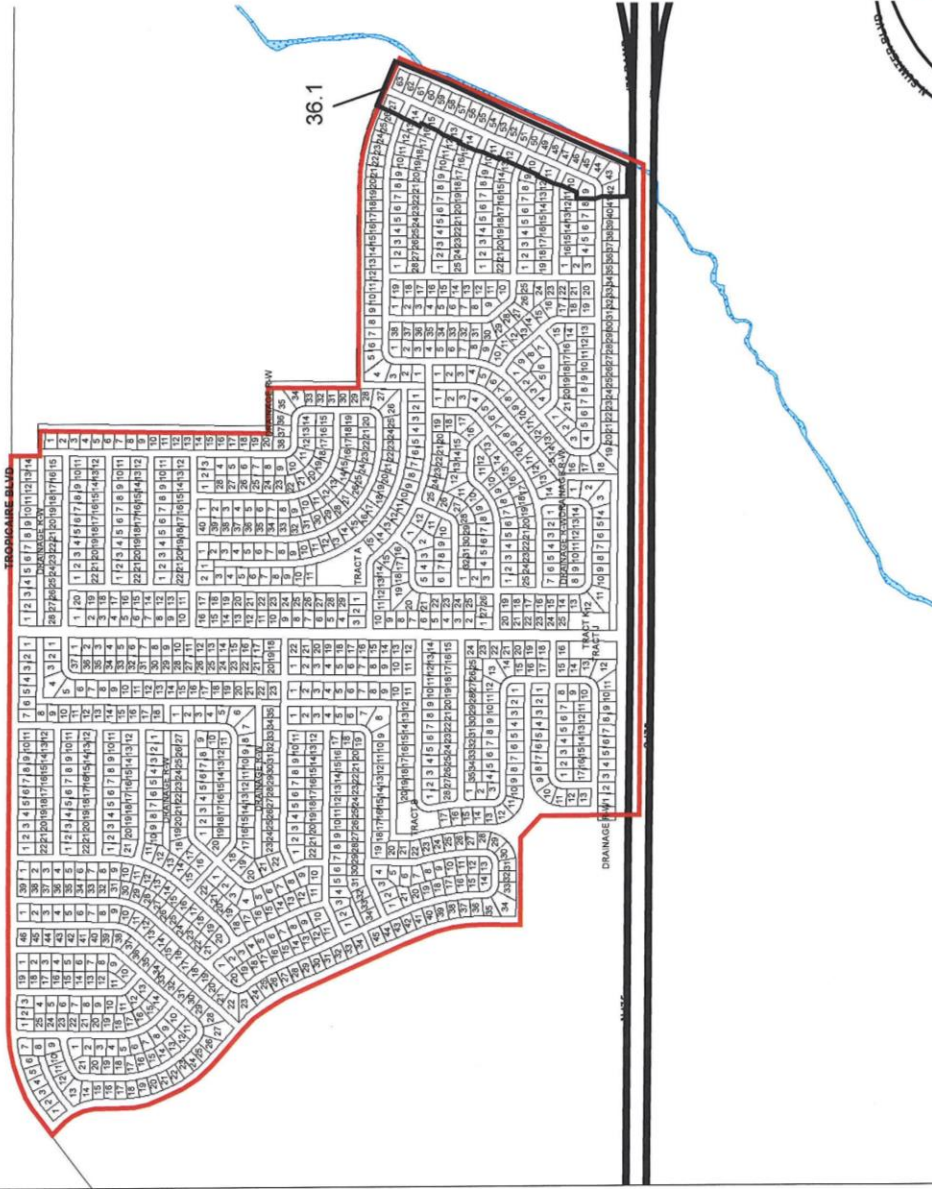
Resource: Planning Department



FUTURE LAND USE ELEMENT

Hornbuckle Neighborhood #36
Neighborhood Policies

NP-Policy 36.1: The City shall encourage the control/preservation of the second tier of lots to the west of the Myakkahatchee Creek (across local streets) to be used as compensating storage areas, sending zones for Transfer of Development Rights, and as a conservation, open space area.



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Resource: Planning Department

FUTURE LAND USE ELEMENT

Toledo Blade Neighborhood #41
Neighborhood Policies
NP-Policy 41.1: The City shall encourage the construction of a neighborhood sponsored entry feature at the intersection of Price Boulevard Jeanin Street.

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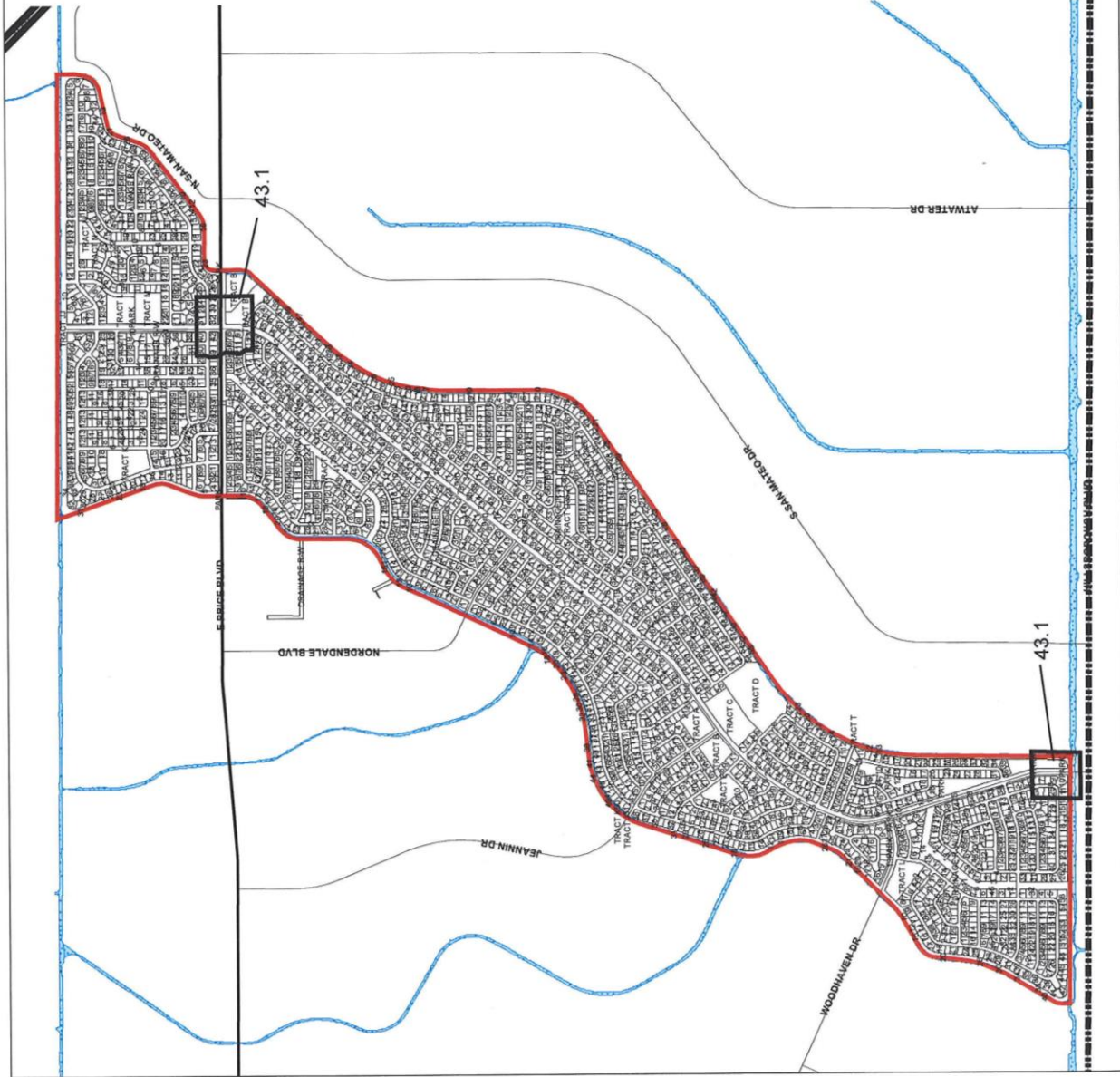
Date Prepared: December 12, 2005
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Resource: Planning Department

FUTURE LAND USE ELEMENT

Haberland Neighborhood #43
Neighborhood Policies
NP-Policy 43.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Haberland Boulevard and Price (north) and Haberland and Hillsborough (south).

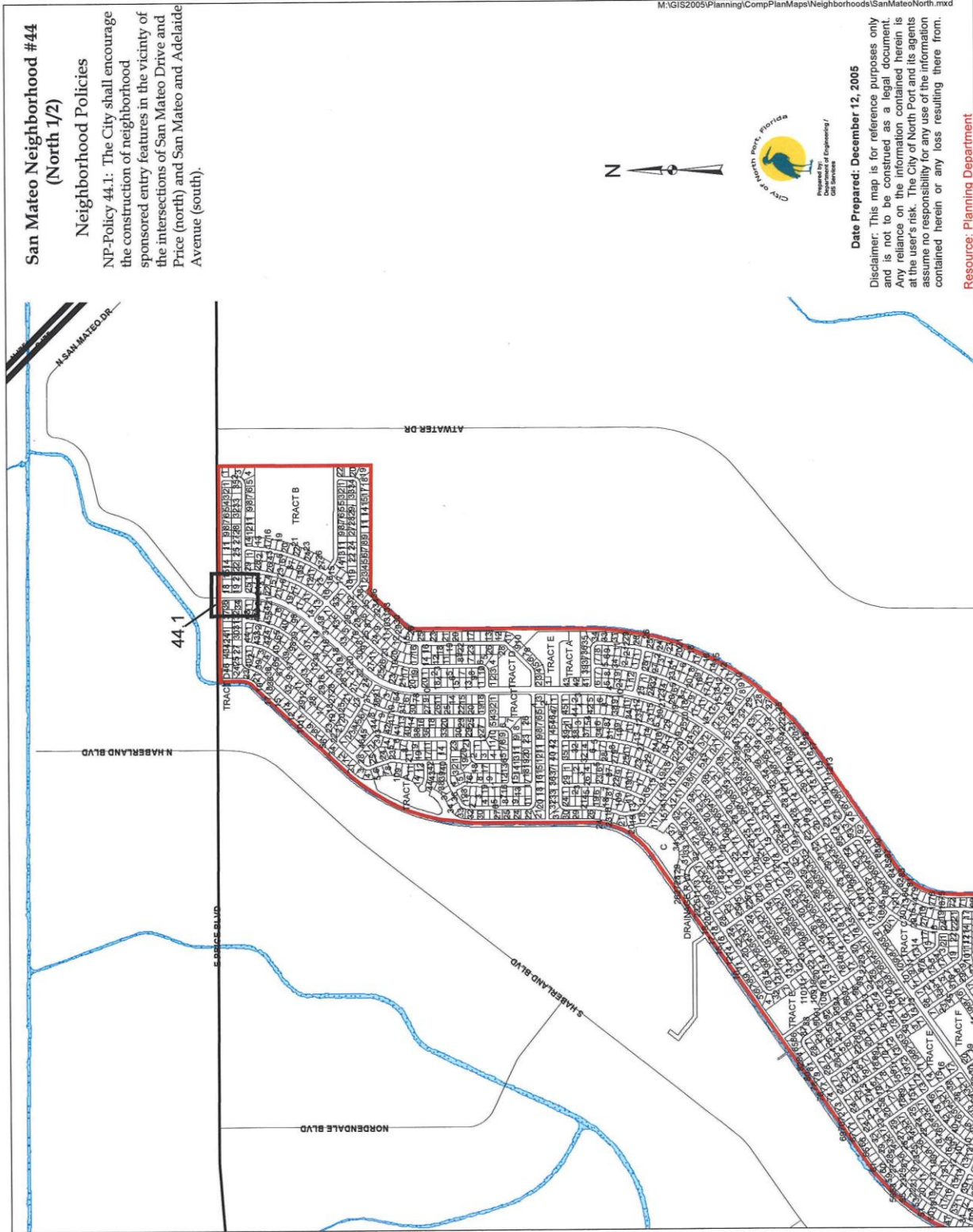
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Resource: Planning Department

FUTURE LAND USE ELEMENT



FUTURE LAND USE ELEMENT

San Mateo Neighborhood #44
(South 1/2)

Neighborhood Policies

NP-Policy 44.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of San Mateo Drive and Price (north) and San Mateo and Adelaide Avenue (south).

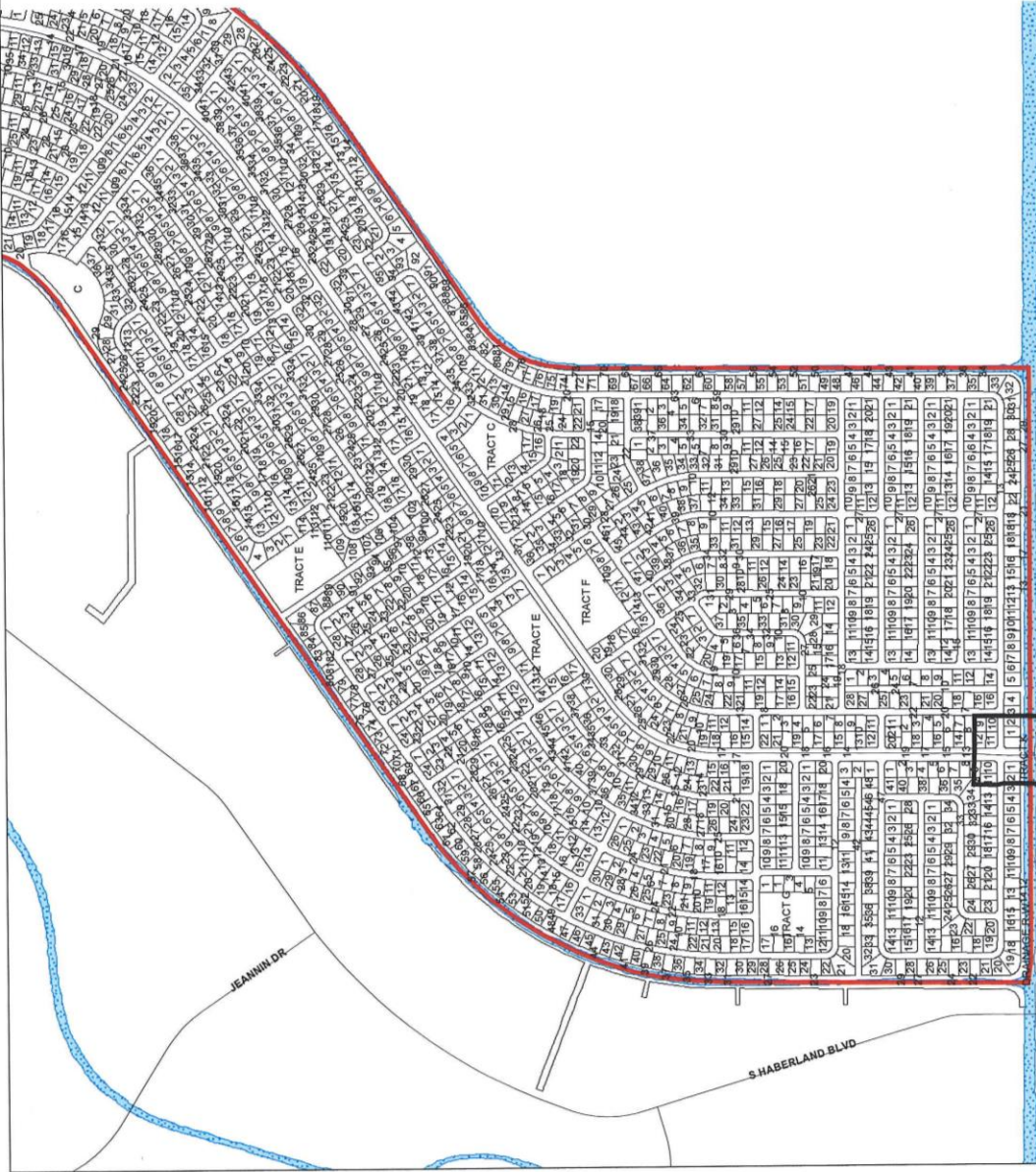
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Date Prepared: December 13, 2005

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Resource: Planning Department

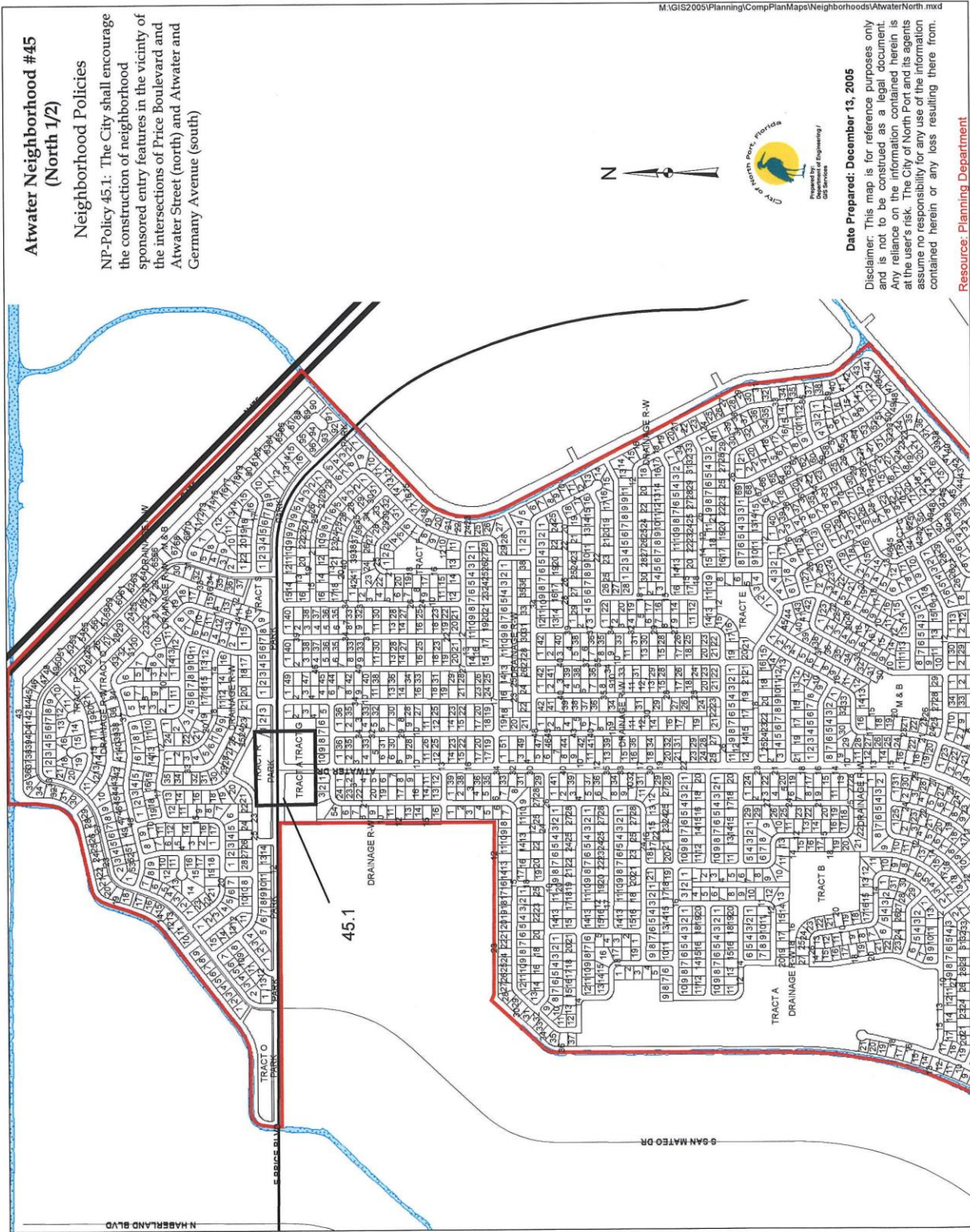


FUTURE LAND USE ELEMENT

Atwater Neighborhood #45 (North 1/2)

Neighborhood Policies

NP-Policy 45.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Price Boulevard and Atwater Street (north) and Atwater and Germany Avenue (south)



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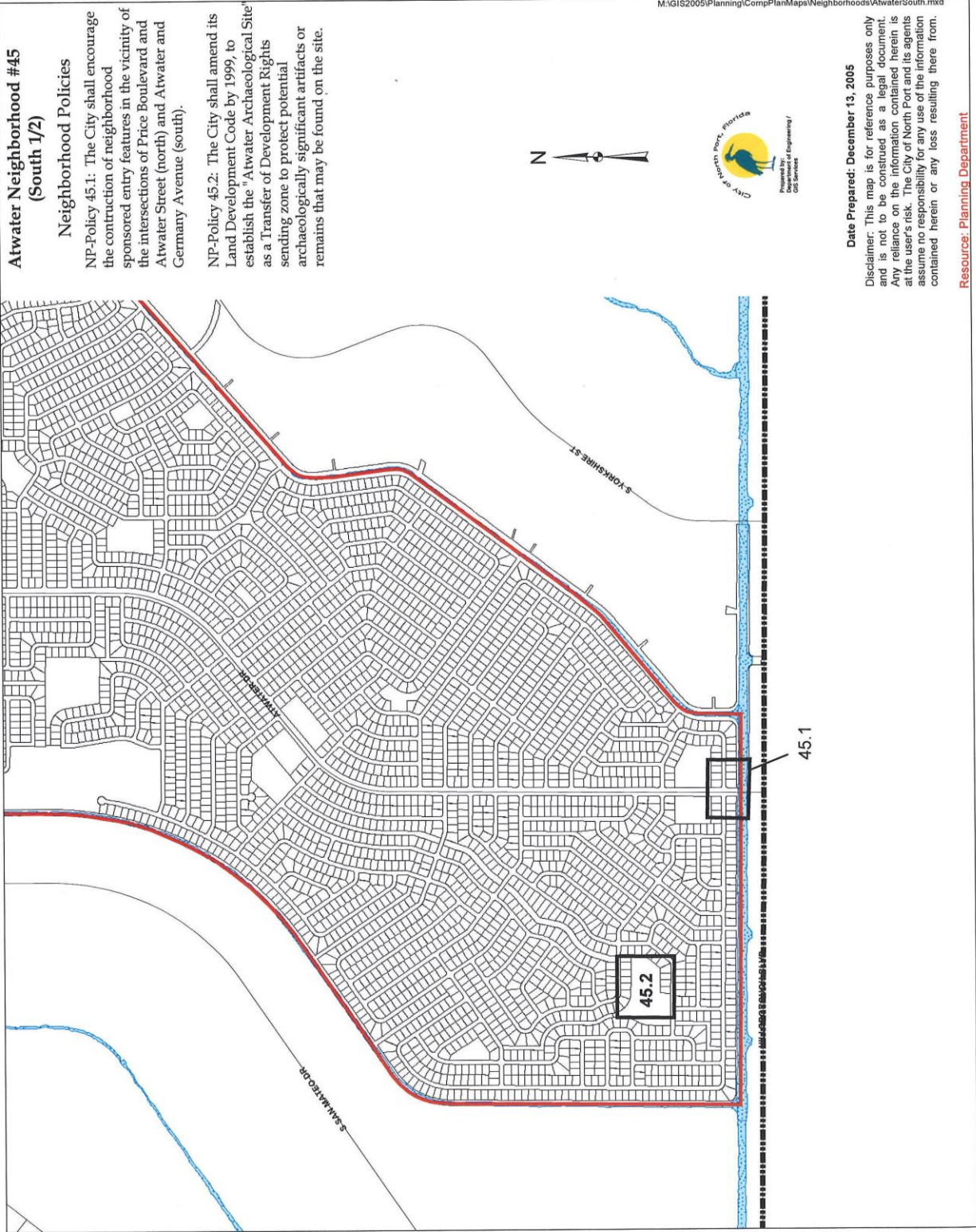


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FUTURE LAND USE ELEMENT



Atwater Neighborhood #45 (South 1/2)

Neighborhood Policies

NP-Policy 45.1: The City shall encourage the construction of neighborhood sponsored entry features in the vicinity of the intersections of Price Boulevard and Atwater Street (north) and Atwater and Germany Avenue (south).

NP-Policy 45.2: The City shall amend its Land Development Code by 1999, to establish the "Atwater Archaeological Site" as a Transfer of Development Rights sending zone to protect potential archaeologically significant artifacts or remains that may be found on the site.

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Resource: Planning Department

FUTURE LAND USE ELEMENT

Sunburst Neighborhood #56

Neighborhood Policies

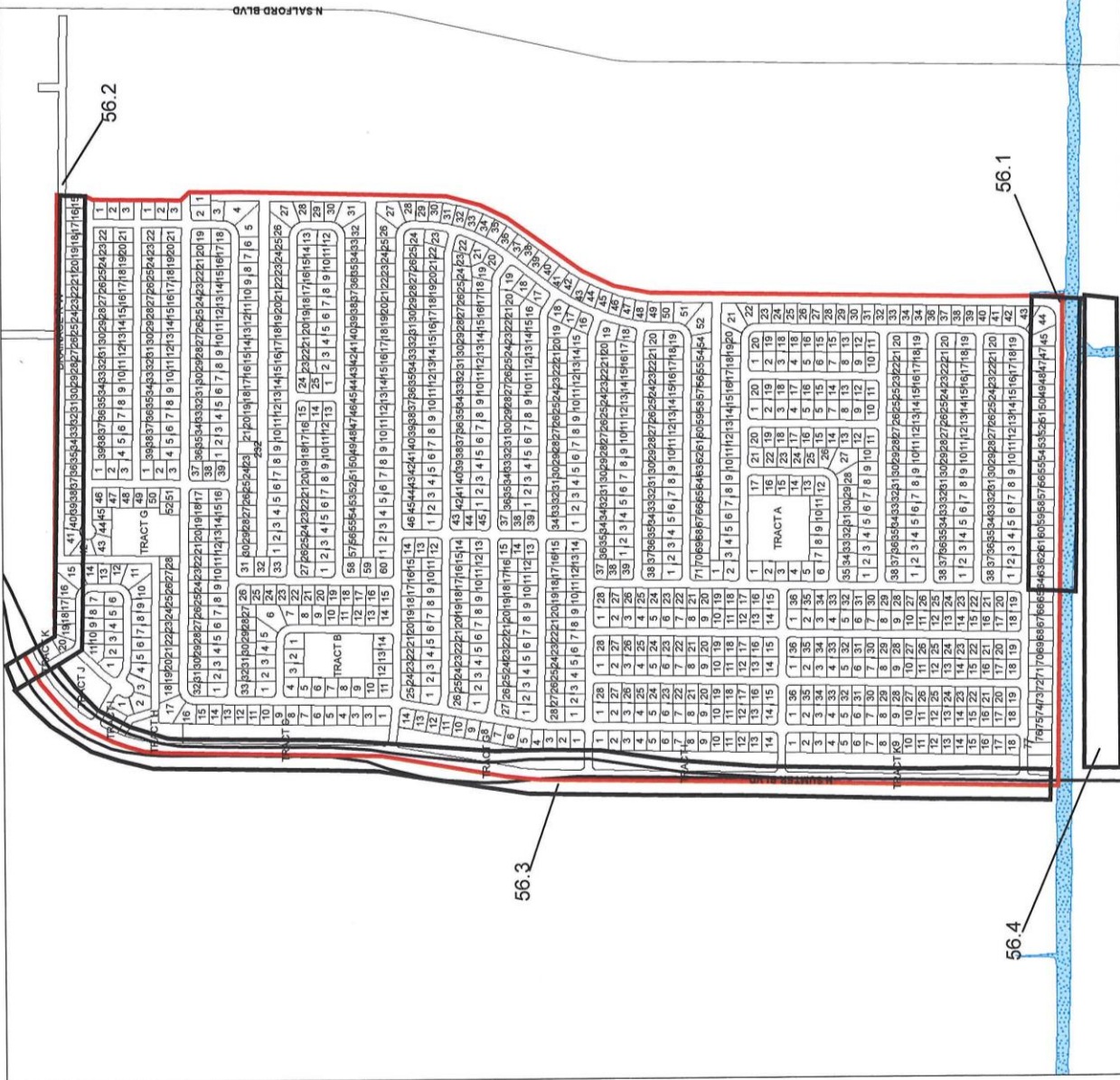
NP-Policy 56.1: Pedestrian bridges shall be constructed where Sumter crosses the Snover Waterway to connect this neighborhood with the proposed North Port Municipal Complex and the associated activity center to the south.

NP-Policy 56.2: To protect adjacent single family residential areas from the impacts of the activity center at Sumter and I-75, a buffer along and within the activity center shall be maintained which utilizes the existing natural features of the area including, but not limited to, the existing berm. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

NP-Policy 56.3: Continue the sidewalk along both sides of Sumter Boulevard all the way to U.S. 41.

NP-Policy 56.4: To protect adjacent single family residential areas from the impacts of the proposed Municipal Complex (Activity Center #2), a buffer along and within the complex shall be developed and maintained which utilizes the existing natural features of the area. Gaps in any such natural buffer shall be filled, as appropriate, by utilizing indigenous trees and shrubs. The developer shall be responsible for installation and maintenance of the buffer.

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 Date Prepared: December 16, 2005
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 Resource: Planning Department



FUTURE LAND USE ELEMENT

Borderview Neighborhood #57

Neighborhood Policies

NP-Policy 57.1: Any medium density development on this site shall be restricted to a maximum density of eight (8) dwelling units per acre.

NP-Policy 57.2: Buffers which utilize native vegetation shall be erected between any medium density residential development and the single family residential neighborhoods to the east.

NP-Policy 57.3: The Master Plan for development of this site shall be designed so that total trips accessing Sydney Avenue do not exceed 20% of the total peak hour trips generated by the development.

NP-Policy 57.4: Buffers which utilize native vegetation shall be erected between any medium density residential development and Mobile Home Park Community to the west.

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Date Prepared: December 13, 2005

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