



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

February 2020

I. TIME TABLE

Per the original report dated January 2019: 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	Removed	
Utilities	Plumbing Insurance	Removed	
Parks & Recreation	Sidewalk Gaps	Removed	
Parks & Recreation	Crosswalks	Removed	
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/ Crosswalks	Current and Ongoing	
Code Enforcement	Continue to Work with NPPD	Current and Ongoing	
Code Enforcement	Abandoned Homes	Current and Ongoing	
Code Enforcement	Lien Relief and Reduction	Current and Ongoing	
Planning and Zoning	Neighborhood Signs	6-12 Months	
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	Direct Mailers	6+ Months	
Parks & 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	
Utilities	Housing Corporation	5+ years	
Code Enforcement	Rental Home Identification	5+ years	

Updated February 2020: Several items have been removed as they are not part of the current responsibilities of the department or are being addressed by another 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.

II. DEPARTMENT FEEDBACK

Public Works

Public Works provided the following information on the status of their various items, many of which are current and ongoing.

1.Culvert Clean Out. Cleaned area swales and drainage ditches depending on the needs of each neighborhood. Residents are being made aware of this program through door knockers, social media campaigns, and neighborhood meetings.

Highland Ridge and Spearman: Gutters and stormwater drainage systems cleaned.

Biscayne Gardens: Majority of infrastructure are Texas Swales. The engineering division is performing inspections of the retention ditches and road crossing pipes to improve neighborhood drainage. Once completed the Operations and Maintenance Division will schedule recommended improvements.

Fabian: Combination of Texas Swales and minimal stormwater pipes under roadways and driveways. Deming Ave. Stormwater Drainage Rehabilitation Project was completed in Fall of 2019: all Texas Swale driveways and stormwater pipes under concrete driveways were replaced with trench boxes and new concrete driveways (total of 48 homes).

Hyde Park: Combination of Texas Swales and stormwater pipes under driveways and roadways.

2.Sidewalk Connectivity and ADA Compliance. The department is performing an assessment in preparation of an inventory of all locations of specific sidewalks in need of repair and developing a phased plan to complete work. The department is also identifying funding sources such as Road and Drainage District Non-Ad Valorem Assessments; Surtax Funds; Grant Funds, etc.. The Deming Ave Stormwater Drainage Rehabilitation Project was completed; a total of 64 linear feet of sidewalk repair/replacement. The City is in the process of obtaining a Community Block Grant to construct noncompliant segments which should be constructed by June 30, 2020.

3.Neighborhood Watch Signs. Public Works has several signage options and will be presenting to Commission for approval.

4.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.

II. DEPARTMENT FEEDBACK

Parks and Recreation

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:

1. **Sidewalk Gaps.** This item has been removed because it is outside the function of Parks and Recreation and is a Public Works function.
2. **ADA Non-Compliance.** An ADA transition plan has been developed and is planned for future budget years.
3. **Crosswalks.** This item has been removed because it is outside the function of Parks and Recreation and is a Public Works function.

Planning and Zoning

Planning and Zoning is currently working on updates to the Unified Land Development Code for the City of North Port. These updates will allow for several of their action items to be more feasible.

1. **Neighborhood Signs.** A map has been created outlining the location of any neighborhood signs, whether they are on public or private right of way, and who maintains the sign (attached).
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.

II. DEPARTMENT FEEDBACK

Utilities

Utilities has outlined that several of their action items were outside of their scope of work and primarily the responsibility of the homeowners. These items are noted and have been removed as no action will be taken on them.

1. **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.
2. **Interior Plumbing.** Anything beyond the meter outside of the home, including all on-site plumbing, is the responsibility of the homeowners. This item has been removed.
3. **Plumbing Insurance.** Interior Plumbing and Plumbing insurance have been removed from the action sheet due to being outside of the department's scope of work.
2. **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. Finding the resources and funding for this is an ongoing process.

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.

1. **Home Fire Safety Inspections.** 29 home inspections have been completed through a focused canvas area of 250 homes in the project area.
2. **Smoke Detector Install/Batteries.** Fire Rescue has been replacing/installing smoke detectors for home owners who make the request. Currently 61 smoke alarm installations have been completed. Completed homes are being tracked through GIS.
3. **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.

II. DEPARTMENT FEEDBACK

Code Enforcement

Code Enforcement provided the following updates to their action items:

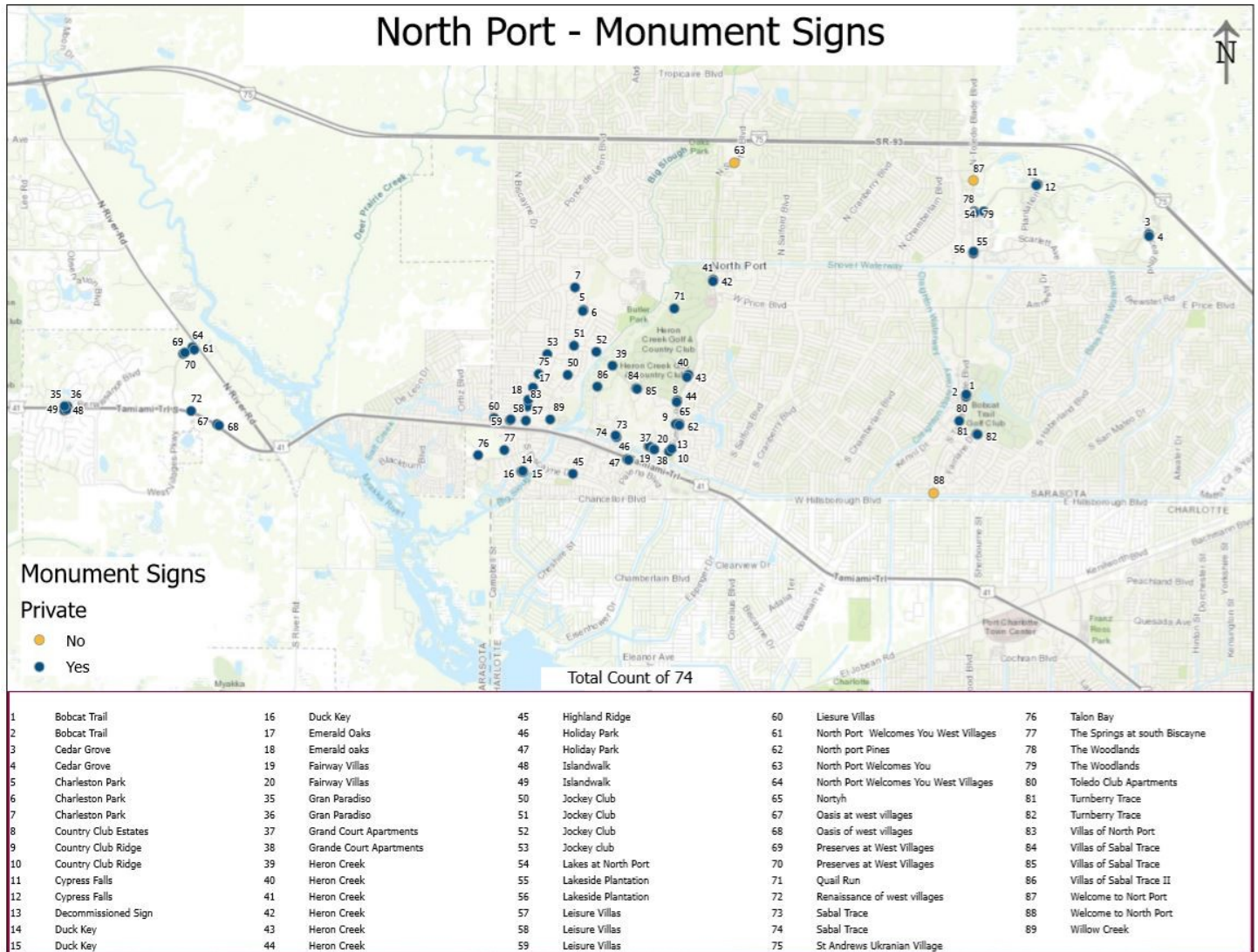
1. **Coordination with NPPD.** Code Enforcement has been and will continue to work with the Police Department concerning homes that have squatters, drug activity, etc. When the Police Department does a drug bust, if there are code violations visible on site they contact us, and we take the appropriate action. Approximately 6 residences that fit this description have been identified in the project area.
2. **Abandoned Homes.** Code Enforcement is still handling the registration of abandoned homes and will continue to do so. The department started with about 1500 registrations and there has been a steady gradual decrease since the start. In 2019, there were a total of 171 new/renewal registrations.
3. **Lien Relief and Reduction.** The Lien Relief and Lien Reduction programs are still being utilized as set up originally. 19 property owners utilized the program in the project area so far.
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.
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.

Police Department

NPPD submitted their feedback on items that were previously projected for future action that have been started or completed:

1. **Door to Door Neighborhood Watch.** Several door-to-door rounds were performed in hopes of recruiting new members with little success. There is no organizing anticipated for 2020.
2. **Neighborhood Watch Signage.** There is currently limited funding in the budget. Police Department will be working with the City in attempt to find appropriate funding sources.
3. **Alternative Communication Strategies.** The department has been utilizing social media platforms to promote meetings and events for Neighborhood Watch. Efforts will continue in order to better educate the public as well as to inform the public of any future events.

III. Neighborhood Signage Map



Under the direction of Commission, a map of all neighborhood monument signs was created. The map outlines the location of each sign and whether the sign is on public or private right of way. In addition, an interactive map has been created in GIS.

There are a total of 74 monument signs; three of which are public and 71 are private. 9 of these signs are in the subject area.

IV. 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.