

Ord. 2026-15: Activity Centers 6 and 10 Infrastructure District

City Commission Regular Meeting
July 7, 2026
First Reading



Why Are We Here?

- Coordinate infrastructure planning around future growth and the proposed I-75 interchange.
- Plan for public infrastructure without burdening existing residents.
- Ensure future growth is funded by those who directly benefit from it.

How We Got Here?

- 2007: Creation of Activity Center 6 in the Yorkshire / Raintree area
- 2022: Adoption of Economic Development Pillar in City Commission's Strategic Plan
 - Strive to increase North Port's overall commercial/industrial land use percentage to 18% by 2033.
 - Encourage walkable mixed-use development in North Port
 - Present the overall update to the Unified Land Development Code (ULDC) to City Commission for adoption.
- 2024: Adoption of new ULDC with new/expanded commercial/industrial/mixed-use areas
 - Expansion of Activity Center 6
 - Creation of Activity Center 10

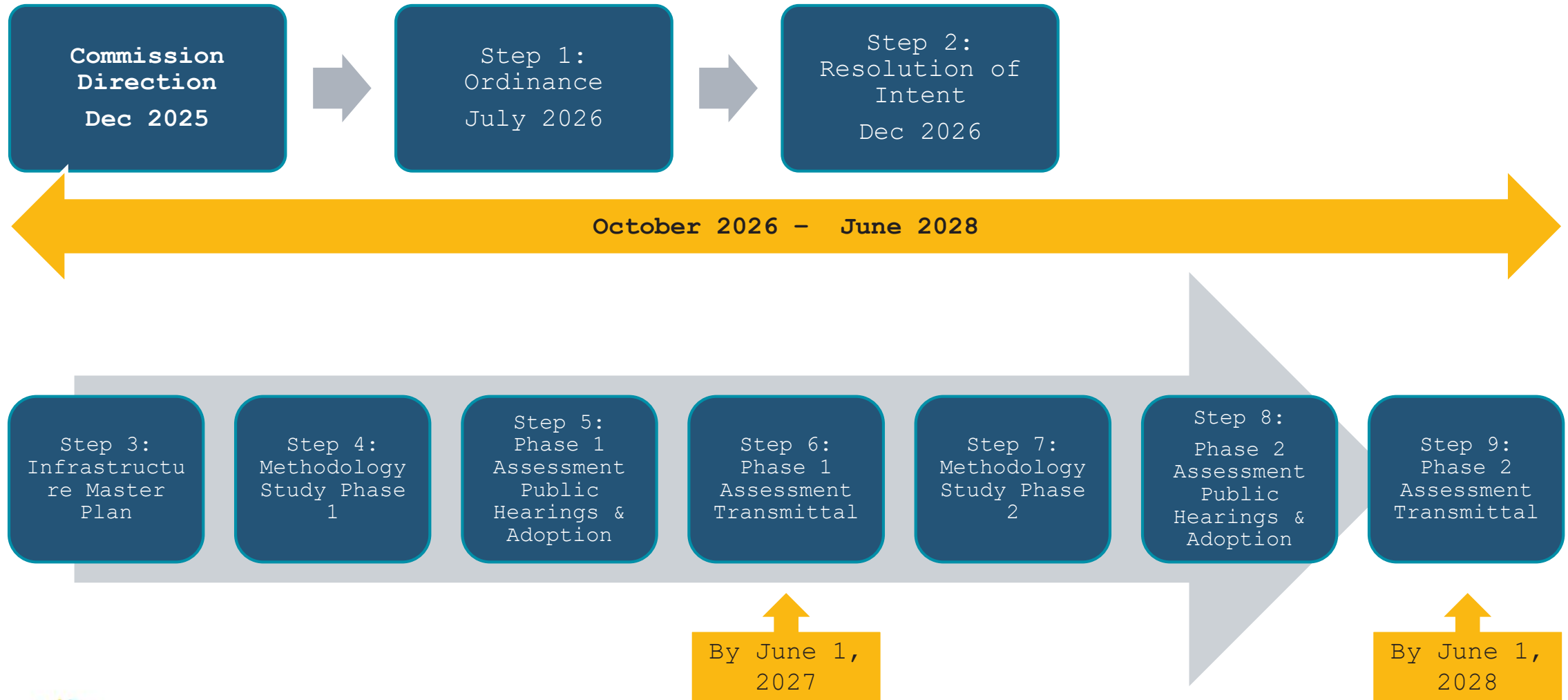
Dec. 1, 2025 Commission Workshop

- Commission discussed:
 - Long-term buildout of AC 6 and 10
 - Coordination with FDOT regarding future Interstate 75 interchange
 - Significance of AC 6 and 10 to City's financial stability
 - Infrastructure funding mechanisms
 - Dependent / Independent district options
 - Potential future assessment methodologies

Dec. 1, 2025 Commission Workshop

- Commission direction:
 - Direct the City Manager and City Attorney to prepare a Resolution of Intent to use the Uniform Method of Collection pursuant to Section 197.3632, Florida Statutes, beginning in Fiscal Year 2027;
 - Direct the City Manager to develop and advance a legislative concept for the 2027 Legislative Session to create a state-authorized independent special district with merging language;
 - Authorize the City Manager to develop the assessment methodology for the proposed district; and
 - Authorize the City Manager to coordinate with Sarasota, DeSoto, and Charlotte Counties regarding legislative efforts and future support associated with the proposed Yorkshire/Raintree Interstate 75 interchange.

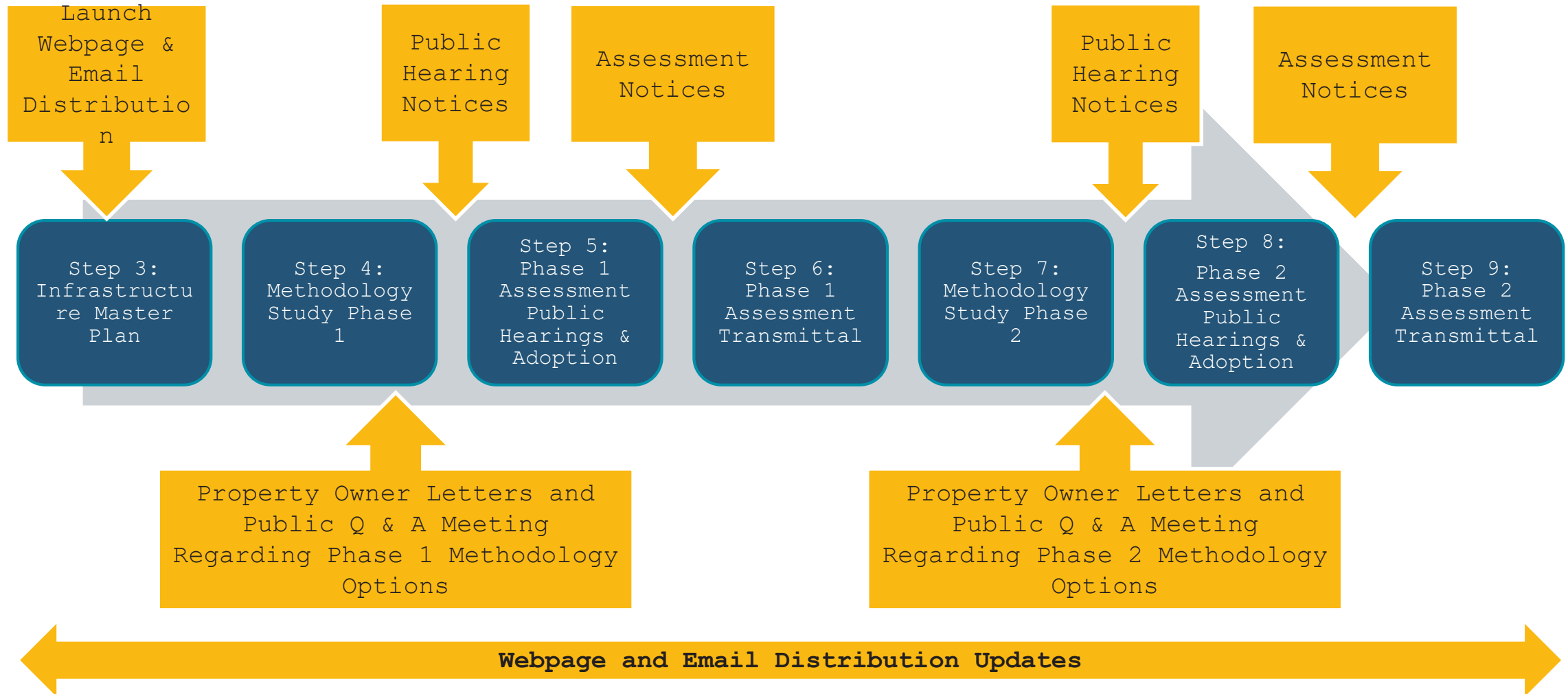
Implementation Roadmap



Step 1: Ordinance 2026-15

What it does:	What it does not do:
✓ Establishes the Activity Centers 6 & 10 Infrastructure District and governance framework	✗ Does not approve an assessment methodology – does not decide who pays or how much
✓ Enables the City to adopt a Resolution of Intent to Utilize Uniform Method of Collection for potential future assessments to fund public infrastructure projects	✗ Does not adopt any assessments or impose any obligations on property owners
✓ Establishes process for future consideration and authorization of	✗ Does not obligate the City to any future actions without

Public Outreach Roadmap



Key Takeaways

- Creates the framework—not the funding
- Preserves future infrastructure financing options
- Ensures future assessments, if any, require additional public hearings and Commission approval
- Supports orderly, fiscally responsible growth.

Questions?



NORTH PORT
FLORIDA