



**NEIGHBORHOOD DEVELOPMENT
SERVICES DEPARTMENT**

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MEMORANDUM

TO: Peter Lear, CPA, CGMA, City Manager
FROM: Frank Miles, MPA, Neighborhood Development Services Director
SUBJECT: January Monthly Report
DATE: February 5, 2019

A handwritten signature in blue ink, appearing to be "FM", is located to the right of the "FROM:" line.

Attached please find January 2019 monthly report for Neighborhood Development Services.

Thank you.

Neighborhood Development Services



North Port Selects New Planning Manager

It's official! After a national search, one of the City's own, Nicole Galehouse, has been chosen as the City's new Planning Manager. Holding the interim Planning Manager position since September 2018, she's certainly familiar with the role and responsibilities that come with it. Nicole has a bachelor's degree from the University of Florida in Sustainability & the Built Environment and a master's degree from Florida Atlantic University in Urban and Regional Planning.

PENDING LEGISLATION

- Fence Height Measurement
- Food Trucks
- Market and Community Gardens
- Nonconforming Uses
- Tree Protection Regulations
- Artisan Markets

PLANNING UNDER REVIEW

- Central Parc (Formally known as Sabal Trace)
- Biscayne Square
- Hampton Inn and Suites
- Dollar Tree
- Heron Creek Lot 5
- Myakka River Center
- Tire Kingdom /Coastal Car Wash

West Villages

- West Villages Marketplace
- Gran Paradiso, Phase 3
- Heartland Dental at West Villages
- The Preserve Phases 2 & 3
- Islandwalk Phase 4E
- Islandwalk Amenity Center

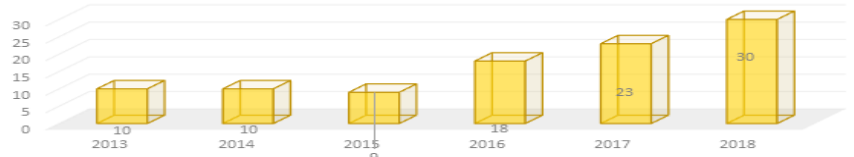
IN CONSTRUCTION

- New Shades Structures at City of North Port Aquatic Center
- 11 new Commercial Vanilla Buildouts at Bobcat Village
- Tommy's Carwash Express
- Pizza Restaurant Remodel

West Villages

- Atlanta Braves Spring Training Facility
- Publix at West Villages Marketplace
- Shell Buildings A/B/C/D

Planning New Petitions in January 2019



SUBMITTED

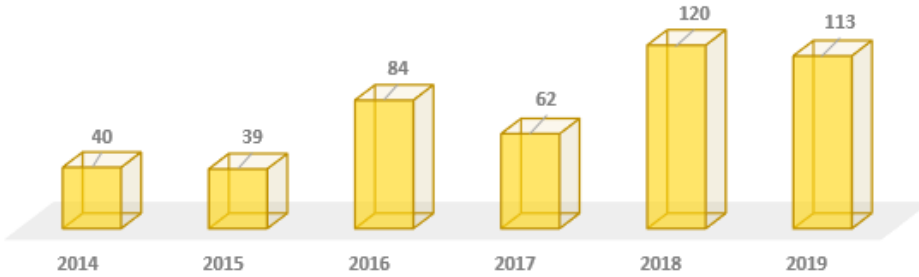
- Clubhouse, Pavilion Building and Mail Kiosk at Islandwalk
- Shell Building Medical
- Harvest Medical Dispensary

COMPLETED

- Gulf Coast Scratching Post

Neighborhood Development Services

Single Family Residential Permits Issued in January



\$27,649,302

Value of Single Family Residential Construction

PROPERTY STANDARDS

- New Cases: 546
- Cases Closed: 397
- Abandoned Reg. New: 0
- Abandoned Reg. Renewals: 2
- Total inspections: 1,105
- Phone calls handled 1,084

Staff attended the Public Works Road-E-O event, spreading awareness and information regarding the Property Standards Division.

Staff continues to strive towards improving processes to be a more customer friendly Division with the implementation of our new, "thank you" door hangers.

Staff, researchers, and property owners are praising the success of the new email submittal option for lien searches. No longer requiring checks and shipping, all parties are partaking in the benefits of using less paper and streamlining our review process.

Permitting Spotlight



\$4,463,263

Value of Commercial Construction

BUSINESS UPDATE

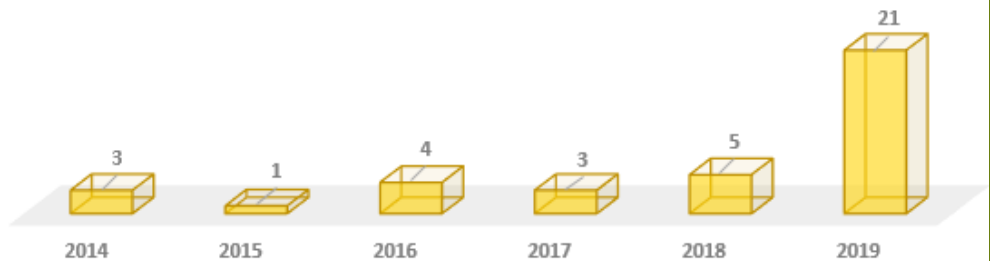
7 New Commercial Businesses

- All American Aluminum Speciali
1075 Innovation Ave Unit 103
- Center of Transformation Church
4637 E Price BLVD
- IFitness LLC
1113 N Toledo Blade BLVD
- Ivy League Early Learning Center
5500 S Biscayne DR
- Medicann Clinic
3151 Bobcat Village Center RD

- Single Family Issued: 113*
- Single Family Co's Issued: 93*
- Commercial Issued: 21*
- Total Permit Applications: 901*
- Total Permits Issued: 891*
- Total Inspections: 4,499*

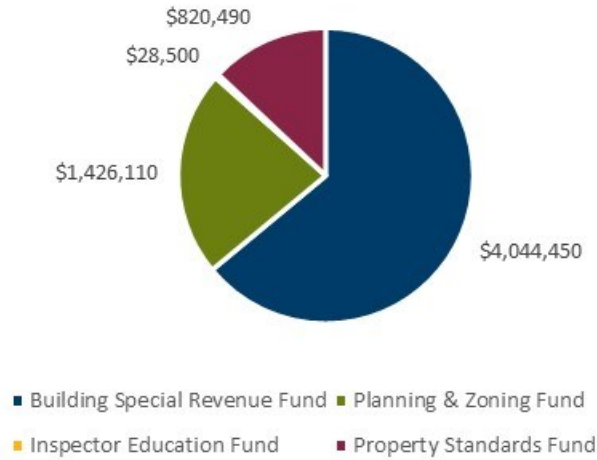
* Numbers base on previous month

Commercial Permits Issued in January

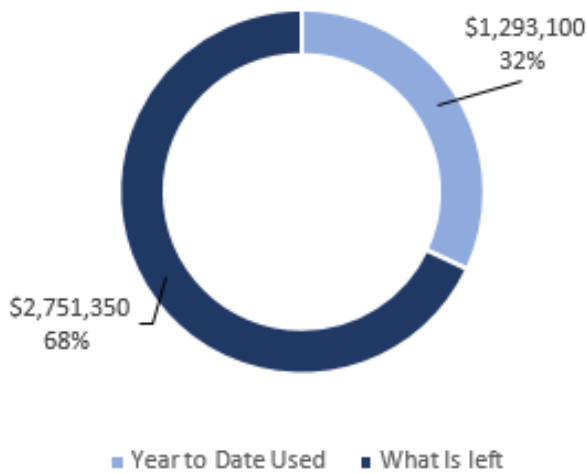


Neighborhood Development Services

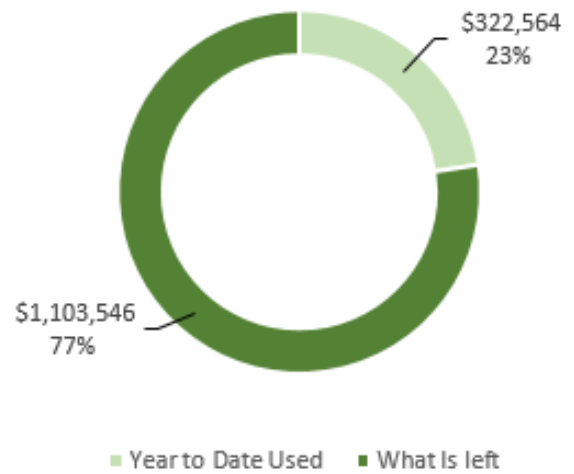
Adjusted Budget



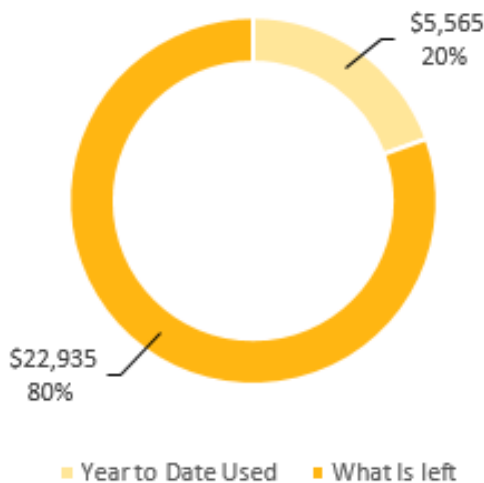
Building Special Revenue Fund



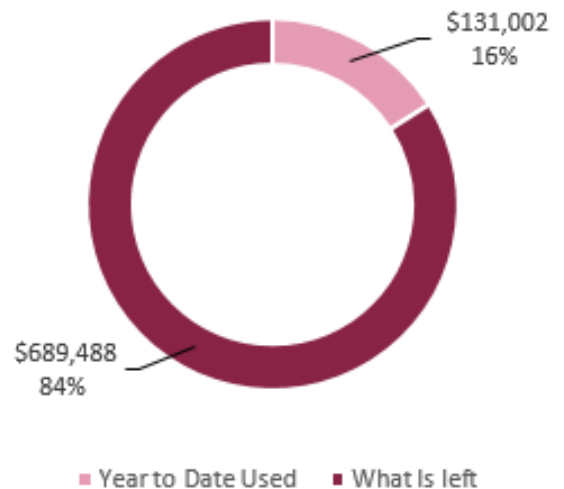
Planning & Zoning Fund



Inspector Education Fund



Property Standards Fund



City of North Port
License Activity Report
Fiscal Year 2018-2019

	Business Tax Receipts			Certificate of Competency			Vacant Homes		
	New	Renewed	Total	New	Renewed	Total	New	Renewed	Total
October	21	199	220	50	107	157	12	7	19
November	25	40	65	34	40	74	18	6	24
December	19	13	32	25	36	61	10	6	16
January	36	31	67	34	58	92	3	1	4
February			0			0			0
March			0			0			0
April			0			0			0
May			0			0			0
June			0			0			0
July			0			0			0
August			0			0			0
September			0			0			0
Totals	101	283	384	143	241	384	43	20	63



City of North Port

Activity Report

FISCAL YEAR 2018/2019

	Permits Issued					Structure Valuations				
	Commercial	Residential	Multi/Family	Misc	Totals	Commercial	Residential	Multi/Family	Misc	Totals
October	4	103	0	706	813	\$117,408	\$25,648,453	\$0	\$1,508,286	\$27,274,147
November	3	72	0	574	649	\$207,000	\$18,856,922	\$0	\$4,767,974	\$23,831,896
December	8	112	0	793	913	\$10,894,249	\$28,848,898	\$0	\$4,655,388	\$44,398,535
January	21	113	0	757	891	\$4,463,263	\$27,649,302	\$0	\$5,254,602	\$37,367,167
February	0	0	0	0		\$0	\$0	\$0	\$0	
March	0	0	0	0		\$0	\$0	\$0	\$0	
April	0	0	0	0		\$0	\$0	\$0	\$0	
May	0	0	0	0		\$0	\$0	\$0	\$0	
June	0	0	0	0		\$0	\$0	\$0	\$0	
July	0	0	0	0		\$0	\$0	\$0	\$0	
August	0	0	0	0		\$0	\$0	\$0	\$0	
September	0	0	0	0		\$0	\$0	\$0	\$0	
Totals	36	400	0	2,830	3,266	\$15,681,920	\$101,003,575	\$0	\$16,186,250	\$132,871,745

	Commercial				Residential	Multi/Family	Totals
	New	Build-Out	Shells	NCO/RCO			
October	1	0	0	5	92	0	98
November	0	1	1	6	113	0	121
December	1	2	0	3	75	0	81
January	1	2	0	6	93	0	102
February	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0
Totals	3	5	1	20	373	0	402

Commercial Permit SQ FT Issued Permit Status	
October	3,944
November	1,546
December	103,245
January	46,766
February	0
March	0
April	0
May	0
June	0
July	0
August	0
September	0
Totals	155,501

Revenues to General Fund 001	Misc fees collected				
	BCAIB 1.5% or \$2.00 min	DCA 1.0% or \$2.00 min	Zoning Review	Education Surcharge	Occupational
October	\$3,774.30	\$2,947.82	\$18,180.74	\$2,796.21	\$15,722.00
November	\$2,777.97	\$2,218.10	\$13,086.75	\$2,007.70	\$4,050.00
December	\$4,154.53	\$3,078.23	\$23,266.69	\$3,445.21	\$3,320.21
January	\$3,248.10	\$4,216.65	\$19,804.22	\$3,213.77	\$2,384.28
February	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
April	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
July	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
August	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
September	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$13,954.90	\$12,460.80	\$74,338.40	\$11,462.89	\$25,476.49

Petition Type	Jan-19	Jan-18
Appearance Advisory Board (ARB)		
Annexation (ANX)		
Capital Improvement (CIP)		
Certificate of Appropriateness (COA)	1	
Comprehensive Plan Amendment Small (CPA)		
Comprehensive Plan Amendment Large (CPAL)		
Development Master Plan (DMP)		
Development Master Plan Amendment (DMA)		
Development of Regional Impact (DRI)		
General (GEN)		5
Infrastructure (INF)	1	1
Major Site and Development (MAS)		3
Miscellaneous (MIS)		
Notice of Proposed Change (NOPC)		
Final Plat/Re-plat (PLF)		
Plat Vacation (PLV)		
Property Research (PRE)		
Rezoning (REZ)		
Relocation of Easements (ROE)		1
Subdivision Construction Plan (SCP)		2
Special Event (SPE)	7	14
Special Event Assistance (SAP)		
Special Exception (SPX)		
Text Amendment (TXT)	1	1
Temporary Use Permit (TUP)	2	1
Urban Designs Standards Review (UDSR)		1
Vacation of Easement (VAC)		1
Variance (VAR)		
Village District Pattern Plan (VDC)		
Village Index Map Amendment (VIA)		
Village District Pattern plan Amendment (VPA)		
Zoning Determination (DET)		
Zoning Verification Letter (ZVL)	1	
Monthly Total	13	30

Pre-application Conferences	2	3
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FY2018/19	FY2017/18	FY 2017	FY 2016	FY 2015	FY 2014	FY2013	FY 2012
	0	0	0	0	1	0	2
	2	0	0	1	1	1	1
3	0	0	1	0	0	0	0
4	1	3	8	8	7	3	5
	4	2	1	2	3	1	2
	2	1	2	1	1	0	1
	6	5	3	6	1	7	2
1	0	0	1	3	1	0	1
	0	0	0	0	0	0	0
3	29	14	21	10	3	11	9
2	7	7	7	8	6	2	2
	21	18	11	5	21	13	10
	12	4	1	1	0	0	1
	0	0		0	0	1	0
3	6	10	7	8	9	5	4
	2			0	0	0	1
	0			0	2	3	4
	3	3	1	3	3	0	2
	11	9	8	7	1	0	0
1	6	7	6	10	9	3	2
29	87	94	89	77	81	70	58
2	3	2	2	0	0	0	0
	1	1	6	3	4	6	4
6	13	7	9	9	4	4	4
4	18	14	8	9	13	5	8
2	8	6					
	3	2	1	2	0	0	0
1	4	3	1	0	2	1	4
	1	3	1	1	0	0	0
	0	1	1				
	0	1		1	2	0	0
	0	0	1	4	4	5	2
1	17	20	5	0	4	7	9
62	256	229	200	179	183	148	138

11	22	24	19	17	20	23	19
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