



City of North Port

ORDINANCE NO. 2022-22

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL, ESTATES AND ACTIVITY CENTER TO VILLAGE FOR A ± 83.417 ACRE AREA GENERALLY LOCATED NORTH OF INTERSTATE 75 AND EAST OF TOLEDO BLADE BOULEVARD; AMENDING THE CITY OF NORTH PORT COMPREHENSIVE PLAN CHAPTER 2, FUTURE LAND USE MAP 2-7; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port is committed to planning and managing the future growth and development of the City; and

WHEREAS, pursuant to Article VIII, Section 2(b) of the Constitution of the State of Florida, the North Port City Charter, and the Community Planning Act, Florida Statutes Chapter 163, Part II, the City is authorized and required to adopt a Comprehensive Plan; and

WHEREAS, on March 15, 1989, the City Commission adopted Ordinance No. 89-3, establishing the North Port Comprehensive Plan ("Comprehensive Plan"), as revised and updated in its entirety; and

WHEREAS, on June 27, 2017, the City Commission adopted Ordinance No. 2016-34, approving the Evaluation and Appraisal Report-based Comprehensive Plan Amendment; and

WHEREAS, petition CPAL-22-061 seeks to change the designation of a ± 83.417 acre area from Agricultural, Estates and Activity Center to Village, and to amend the Comprehensive Plan Future Land Use Map 2-7 (Amendment); and

WHEREAS, on August 18, 2022, the Planning and Zoning Advisory Board, acting as the Local Planning Agency for the City of North Port, held a duly advertised public hearing and recommended approval of the proposed Amendment to the City Commission; and

WHEREAS, the City Commission of the City of North Port held a duly noticed public hearing at first and second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory Board and to receive public comment on the subject matter of this ordinance: and

WHEREAS, the City Commission of the City of North Port approved the transmittal of the proposed Amendment, together with supporting documentation, which was transmitted to the State Land Planning

Agency of the Florida Department of Economic Opportunity and the various agencies and governments as appropriate for review and comment; and

WHEREAS, pursuant to Florida Statute Section 163.3184(3)(b)2., the State Land Planning Agency of the Florida Department of Economic Opportunity reviewed the proposed Amendment for impacts to important state resources and facilities not within the jurisdiction of other state agencies; and

WHEREAS, the City Commission has determined that the proposed Amendment serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 Pursuant to Florida Statutes Section 163.3184(3), the City followed the expedited state review process for large scale land use designation changes and map amendments to a local government’s comprehensive plan, as follows:
 - 1. Within ten (10) working days after the initial public hearing, the City transmitted the amendment and appropriate supporting data and analyses to the reviewing agencies and other local governments that filed a written request;
 - 2. Not later than thirty (30) days after the date the reviewing agencies and local governments first received the amendment, the City received the reviewing agencies’ and local governments’ comments;
 - 3. The adoption hearing was held within 180 days after receipt of the agency comments; and
 - 4. Within ten (10) working days after the second public hearing, the City transmitted the adopted comprehensive plan amendment and supporting data and analyses to the state land planning agency and any affected person that provided comments; and
 - 5. The City did not receive notice of any deficiencies within five (5) working days after the agency’s receipt of the amendment.

SECTION 2 – ADOPTION

- 2.01 The City Commission hereby amends the City of North Port Comprehensive Plan Future Land Use designation from Agricultural, Estates and Activity Center to Village for a ± 83.417 acre area, generally located north of Interstate 75 and east of Toledo Blade Boulevard and described on the boundary survey attached as Exhibit A (“Subject Property”).
- 2.02 The City Commission hereby amends the North Port Comprehensive Plan Future Land Use Map 2-7 as shown in the attached Exhibit B, reflecting the amended land use designation of the Subject Property.

2.03 All identified exhibits are incorporated in this ordinance by reference.

SECTION 3 – TRANSMITTAL OF DOCUMENTS

3.01 Pursuant to Florida Statutes Section 163.3184, the City Clerk is directed to transmit, within ten (10) days after first reading, this ordinance and the appropriate supporting data and analyses provided by the City Manager or designee to:

- a. Florida Department of Economic Opportunity;
- b. Southwest Florida Regional Planning Council;
- c. Southwest Florida Water Management District;
- d. Florida Department of Environmental Protection;
- e. Florida Department of State;
- f. Florida Department of Transportation;
- g. Sarasota County, Florida; and
- h. Any other local government or governmental agency who has filed a request with the City.

3.02 Pursuant to Florida Statutes Section 163.3184, the City Clerk is directed to transmit, within ten (10) days of final adoption of this ordinance, all documents to the Florida Department of Economic Opportunity and any other agency or local governments that provided timely comments.

SECTION 4 – CONFLICTS

4.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phase, or provision of this ordinance is for any reason invalid or unconstitutional that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 6 – EFFECTIVE DATE

6.01 If not timely challenged, this ordinance takes effect thirty-one (31) days after the Florida Department of Economic Opportunity notifies the City that the Amendment package is complete, as provided in Florida Statutes Section 163.3184(3)(c).

6.02 If timely challenged, this ordinance takes effect upon the Florida Department of Economic Opportunity or Administration Commission entering a final order determining the adopted Amendment complies with Florida Statutes Section 163.3184(3)(c).

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on September 13, 2022.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on _____, 2022.

CITY OF NORTH PORT, FLORIDA

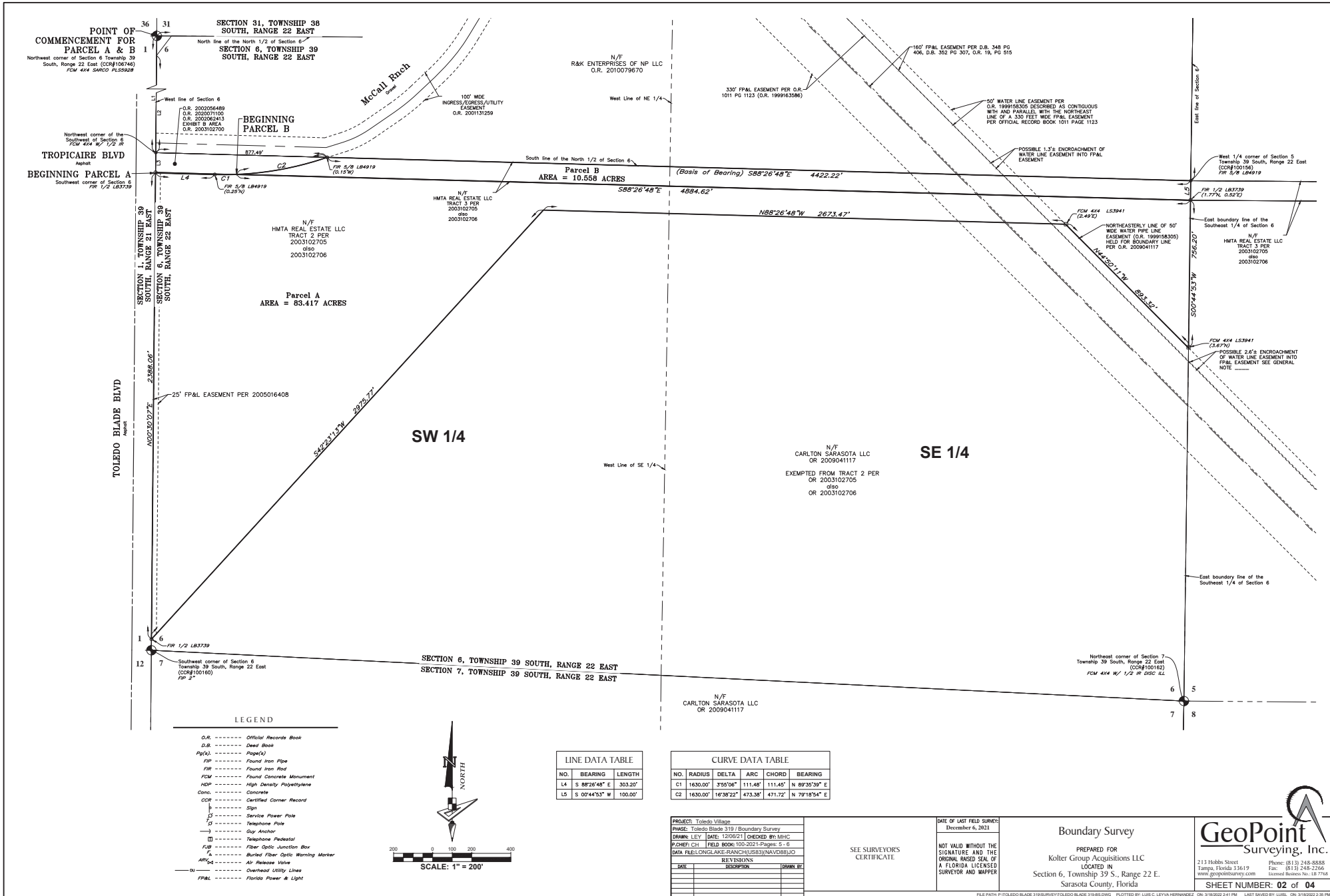
PETE EMRICH
MAYOR

ATTEST:

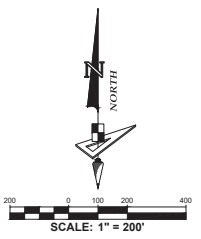
HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

AMBER L. SLAYTON
CITY ATTORNEY



- LEGEND**
- O.R. --- Official Records Book
 - D.B. --- Deed Book
 - Pg(s) --- Page(s)
 - FR --- Found Iron Pipe
 - FR --- Found Iron Rod
 - FCM --- Found Concrete Monument
 - HDP --- High Density Polyethylene
 - CON --- Concrete
 - CCR --- Certified Corner Record
 - Sign
 - SP --- Service Power Pole
 - ST --- Telephone Pole
 - Guy Anchor
 - TP --- Telephone Pedestal
 - FJB --- Fiber Optic Junction Box
 - A --- Buried Fiber Optic Warning Marker
 - ARV --- Air Release Valve
 - OU --- Overhead Utility Lines
 - FPAL --- Florida Power & Light



LINE DATA TABLE

NO.	BEARING	LENGTH
L4	S 88°26'48" E	303.20'
L5	S 07°44'53" W	100.00'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1630.00'	375°06"	111.48'	111.45'	N 89°35'39" E
C2	1630.00'	16°38'22"	473.38'	471.72'	N 79°18'54" E

PROJECT: Toledo Village
PHASE: Toledo Blade 319 / Boundary Survey
DRAWN: LEV DATE: 12/08/21 | CHECKED BY: MHC
PLOTTED: CH FIELD BOOK: 100-2021 / Pages: 5-6
DATA FILE: LONGLAKE-RANCH\USBS\NAVDSBJJO

REV.	DESCRIPTION	DATE

SEE SURVEYOR'S CERTIFICATE

DATE OF LAST FIELD SURVEY:
December 6, 2021

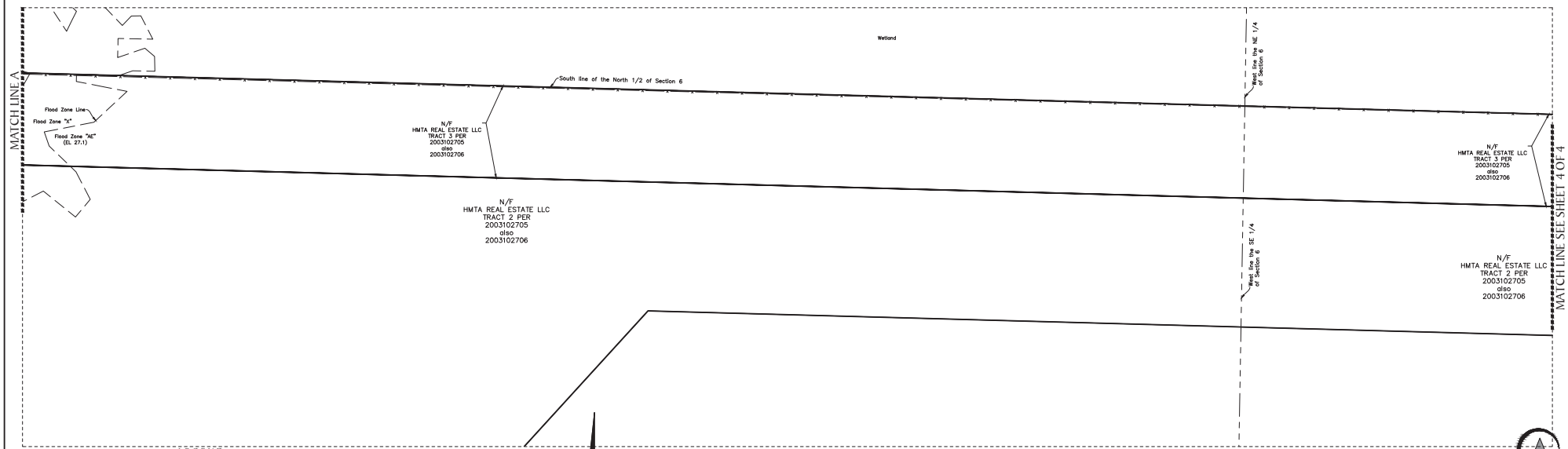
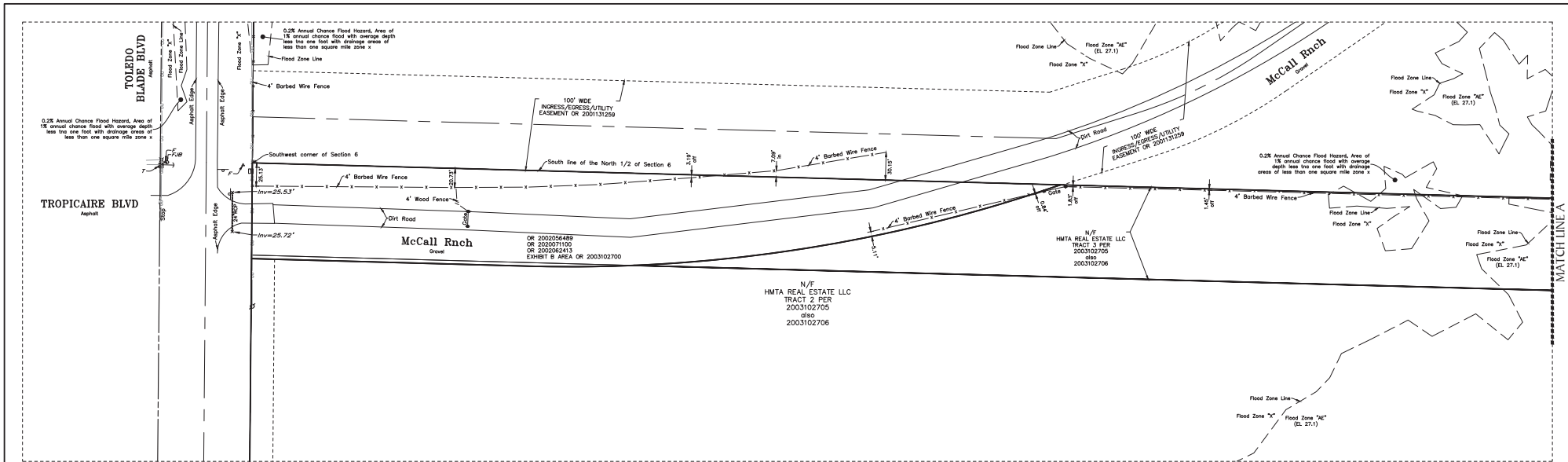
Boundary Survey
 PREPARED FOR
 Koller Group Acquisitions LLC
 LOCATED IN
 Section 6, Township 39 S., Range 22 E.
 Sarasota County, Florida

GeoPoint
 Surveying, Inc.

213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com

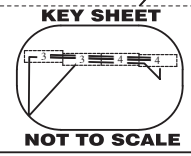
Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business No. 181754

SHEET NUMBER: 02 of 04



LEGEND

O.R. ----- Official Records Book	SP ----- Service Power Pole
D.B. ----- Dead Book	TP ----- Telephone Pole
Pg(s) ----- Page(s)	GA ----- Guy Anchor
FR ----- Found Iron Pipe	TP ----- Telephone Pedestals
FIB ----- Found Iron Rod	FO ----- Fiber Optic Junction Box
FCM ----- Found Concrete Monument	FB ----- Buried Fiber Optic Warning Marker
HDP ----- High Density Polyethylene	AV ----- Air Release Valve
Conc. ----- Concrete	UL ----- Overhead Utility Lines
CCP ----- Certified Corner Record	FP&L ----- Florida Power & Light
S ----- Sign	



PROJECT: Toledo Village
 PHASE: Toledo Blade 319 / Topographic Survey
 DRAWN: LEV DATE: 12/09/21 CHECKED BY: MHC
 PLOTTED: CH FIELD BOOK: 100-2021 PAGES: 5-6
 DATA FILE: LONGLAKE-RANCH\USBS\NAVDB8JJO

REV.	DESCRIPTION	DRAWN BY

SEE SURVEYOR'S CERTIFICATE

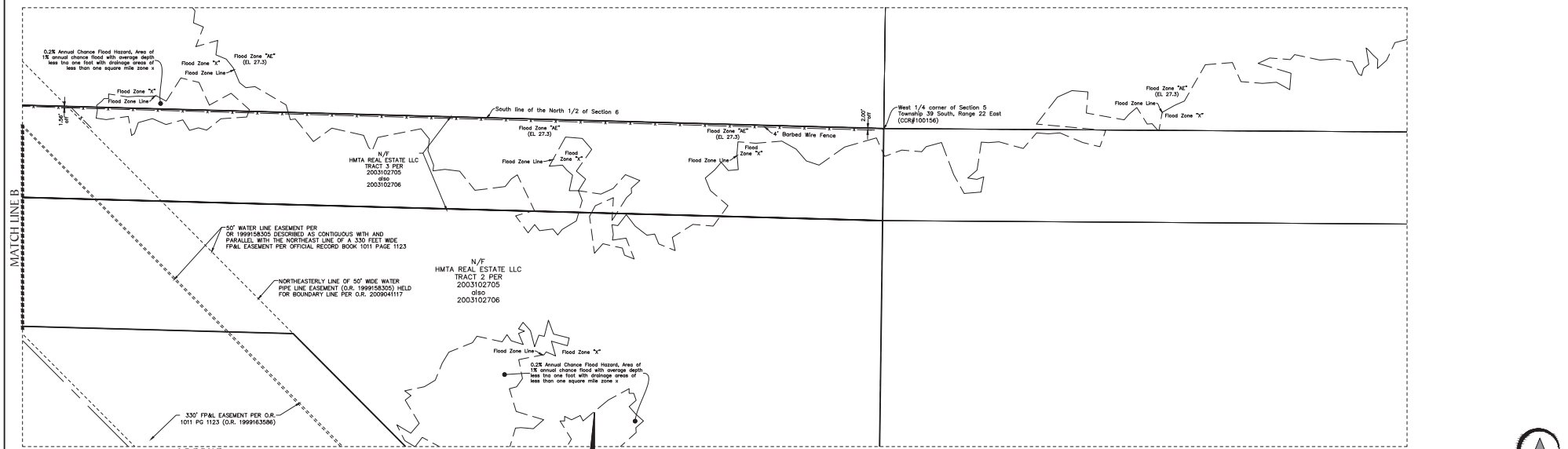
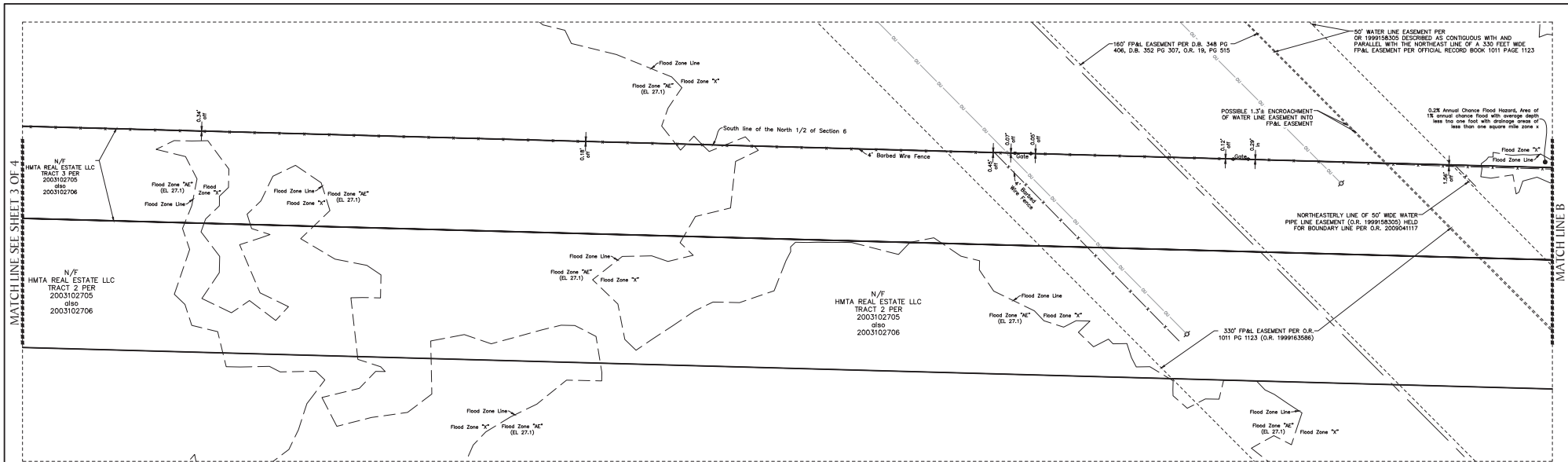
DATE OF LAST FIELD SURVEY: December 6, 2021
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary Survey
 PREPARED FOR
 Koller Group Acquisitions LLC
 LOCATED IN
 Section 6, Township 39 S., Range 22 E.
 Sarasota County, Florida

GeoPoint
 Surveying, Inc.

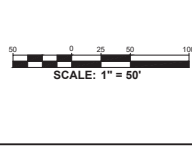
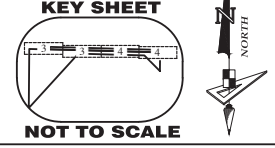
213 Hobbs Street
 Tampa, Florida 33619
 www.geo-pointsurvey.com
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business No. 1817764

SHEET NUMBER: **03 of 04**



LEGEND

O.R. ----- Official Records Book	SP ----- Service Power Pole
D.B. ----- Dead Book	TP ----- Telephone Pole
Pg(s) ----- Page(s)	GA ----- Guy Anchor
FP ----- Found Iron Pipe	TP ----- Telephone Pedestals
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PHASE: Toledo Blade 319 / Topographic Survey		
DRAWN BY: LEV	DATE: 12/09/21	CHECKED BY: MHC
PROJECT CH: FIELD BOOK 100-2021	PAGES: 5-6	
DATA FILE: LONGLAKE-RANCH\USBS\3\NAVDSBJJO		
REVISIONS		
REV.	DESCRIPTION	DRAWN BY

SEE SURVEYOR'S CERTIFICATE

DATE OF LAST FIELD SURVEY:
December 6, 2021

Boundary Survey
PREPARED FOR
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LOCATED IN
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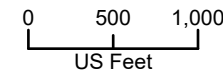
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. 181794

SHEET NUMBER: **04 of 04**



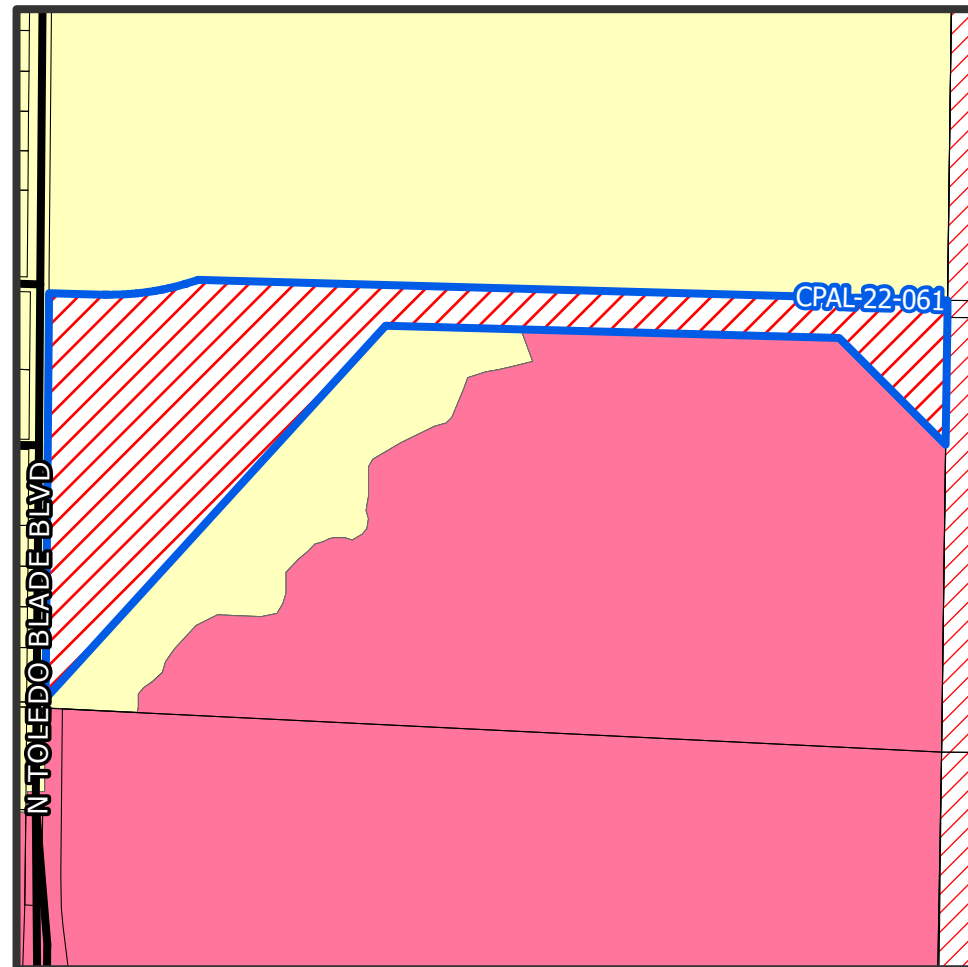
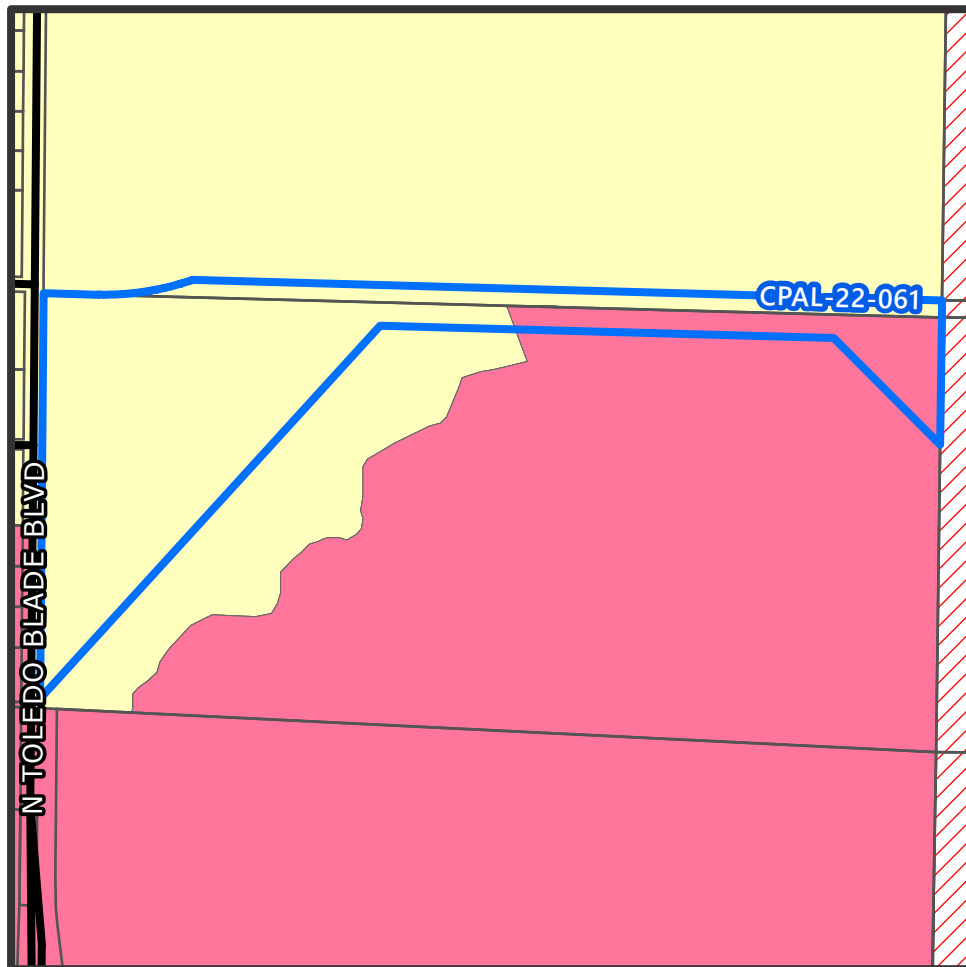
Prepared on 6/14/2022
by NDS / Planning Division




PROPOSED REVISION TO FUTURE LAND USE MAP 2-7
EXHIBIT B TO ORDINANCE NUMBER 2022-22
CPAL-22-061, TOLEDO VILLAGE






Current Future Land Use
'Agricultural Estates & Activity Center'

Proposed Future Land Use
'Village'



-  Petition Boundary
-  Parcel Boundary
-  Streets

-  AGRICULTURAL, ESTATES
-  ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
-  VILLAGE

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.