



City of North Port

ORDINANCE NO. 2022-06

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 15.64 ACRES LOCATED IN SECTION 12, TOWNSHIP 39 S, RANGE 21 E OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2019102990 IN THE OFFICIAL RECORDS OF SARASOTA COUNTY, FROM COMMERCIAL GENERAL DISTRICT (CG) CLASSIFICATION TO PLANNED COMMUNITY DEVELOPMENT DISTRICT (PCD) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

- 1 **WHEREAS**, Petition REZ-21-335 (“Petition”) requests that the subject property be rezoned; and
- 2
- 3 **WHEREAS**, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land
- 4 Development Code have been adhered to and satisfied; and
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- 6 **WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on April 7,
- 7 2022 and continued the item to the June 16, 2022 meeting; and
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- 9 **WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on June
- 10 16, 2022 and made its recommendation to the City Commission; and
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- 12 **WHEREAS**, the City Commission held properly-noticed public hearings at first and second reading of this
- 13 ordinance, at which time all interested parties had an opportunity to appear and be heard, and the City
- 14 Commission considered all relevant evidence presented, as well as the Planning and Zoning Advisory
- 15 Board’s recommendation; and
- 16
- 17 **WHEREAS**, the City Commission finds that competent substantial evidence supports the findings and
- 18 actions herein.
- 19

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

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22 **SECTION 1 – FINDINGS**

- 23
- 24 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 25
- 26 1.02 The City Commission finds this ordinance to be consistent with the adopted North Port
- 27 Comprehensive Plan and Unified Land Development Code.
- 28

29 1.03 All exhibits attached to this ordinance are incorporated in this ordinance by reference.

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31 **SECTION 2 – REZONING**

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33 2.01 The City Commission hereby changes the zoning classification of the ± 15.64 acre area located in
34 Section 12, Township 39 S, Range 21 E of Sarasota County and further described in Instrument
35 No. 2019102990 in the official records of Sarasota County and as shown on the boundary survey
36 attached as “Exhibit A,” currently zoned Commercial General District (CG), to Planned Community
37 Development District (PCD).

38

39 2.02 The City Commission approves the revised Official Zoning Map, attached as “Exhibit B,” reflecting
40 the zoning change approved in this ordinance.

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42 **SECTION 3 – FILING OF APPROVED DOCUMENTS**

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44 3.01 The City Clerk is directed to place in the City Clerk’s files an updated Official Zoning Map in
45 accordance with the requirements of Sections 53-14, 53-16, and 53-17 of the Unified Land
46 Development Code.

47

48 3.02 The City Clerk is directed to file a certified copy of this ordinance with the Clerk of the Circuit Court
49 in and for Sarasota County, Florida, and with the Florida Department of State in accordance with
50 the requirements of Section 1-36 of the Unified Land Development Code.

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52 **SECTION 4 – SEVERABILITY**

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54 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase,
55 or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be
56 deemed a separate, distinct, and independent provision and will not affect the validity of the
57 remaining portions of the ordinance.

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59 **SECTION 5 – CONFLICTS**

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61 5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in
62 whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

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64 **SECTION 6 – EFFECTIVE DATE**

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66 6.01 This ordinance takes effect immediately upon adoption.

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

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

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CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

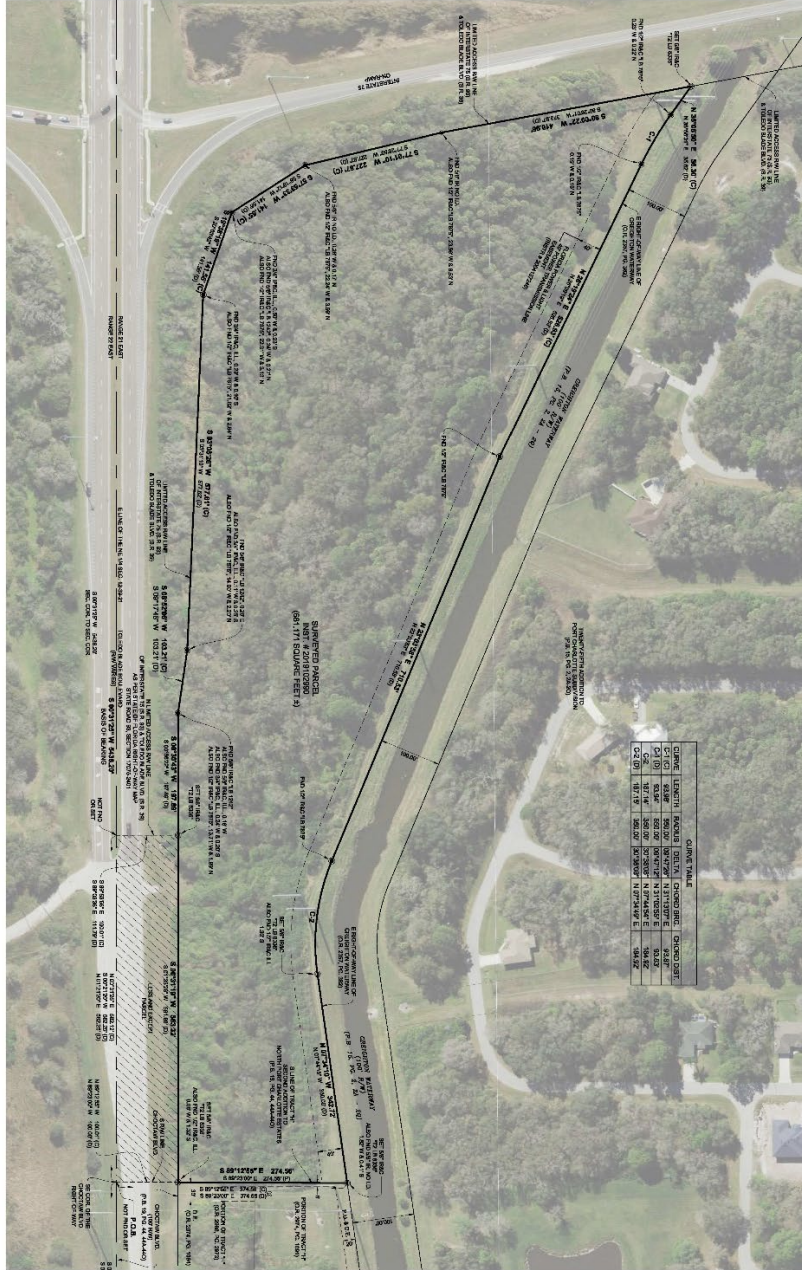
HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY

Exhibit A

BOUNDARY AND TOPOGRAPHIC SURVEY
 LYING IN
 SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST
 SARASOTA COUNTY, FLORIDA



AT2 utility
 engineers
 1000 W. TAMPA
 AVENUE, SUITE 100
 TAMPA, FL 33606
 (813) 289-7777

SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST SARASOTA COUNTY, FL	COUNTY:	SARASOTA	DWS DATE:	10-4-2021	REVISION:	DATE:	FOR:
	PROJECT NUMBER:	210905	SURVEY DATE:	10-12-2021			KIMLEY-HORN AND ASSOCIATES, INC.
DWS NUMBER:	210905 BNDT	CHECKED BY:	TS				

Exhibit B

