



City of North Port

ORDINANCE NO. 2022-02

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE RELATING TO THE PERMITTED AND PROHIBITED USES IN ACTIVITY CENTER NUMBER 1 (MEDITERANNEA), ACTIVITY CENTER NUMBER 2 (HERON CREEK), ACTIVITY CENTER NUMBER 3 (GATEWAY), ACTIVITY CENTER NUMBER 4 (PANACEA), ACTIVITY CENTER NUMBER 5 (MIDWAY), AND ACTIVITY CENTER NUMBER 8 (THE GARDENS); AMENDING CHAPTER 55 – ACTIVITY CENTER DESIGN REGULATIONS; AMENDING SECTION 61-3 – DEFINITIONS AND WORD USAGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 55 of the Unified Land Development Code lists the permitted and prohibited uses for each activity center; and

WHEREAS, the City Commission of the City of North Port desires to expand permitted uses in activity center numbers 1 through 5 and 8; and

WHEREAS, the City of North Port Planning and Zoning Advisory Board, designated as the Local Planning Agency, held a properly noticed public hearing on January 6, 2022, to receive public comments on these amendments to the Unified Land Development Code; and

WHEREAS, the City Commission of the City of North Port held properly noticed public hearings at first and second readings of this ordinance to review the recommendations of the Planning and Zoning Advisory Board and to receive public comments on these amendments to the Unified Land Development Code; and

WHEREAS, the City Commission has determined that these amendments are consistent with the North Port Comprehensive Plan and finds that these amendments serve 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.

SECTION 2 - ADOPTION

2.01 Chapter 55 of the Unified Land Development Code is amended to read as follows:

“CHAPTER 55 ACTIVITY CENTER DESIGN REGULATIONS

...

Sec. 55-4. – General

...

F. Where permitted, personal storage establishments shall comply with the following standards:

(1) Building exterior/placement. The entire exterior of any personal storage establishment located within an Activity Center shall conform to the applicable Activity Center design guidelines. Any facade visible from the public right of way shall present the appearance of an office or retail commercial use by incorporating the below design features.

(a) Blank walls shall occupy no more than fifty percent (50%) of a street-facing frontage and shall extend no more than thirty (30) linear feet without being interrupted by a window or entry.

(b) All roll up doors must face away from adjacent rights of way.

(c) Fifty percent (50%) of the ground floor must consist of windows, stylized facades, and/or doors.

(d) Thirty percent (30%) of floors above the ground floor must consist of windows, stylized facades, and/or doors.

(e) Buildings that are more than 150 feet in length/width shall comply with the following for all building walls and frontage walls facing the street: No more than sixty (60) feet of horizontal distance of wall shall extend without architectural relief that is a minimum of thirty (30) feet wide and three (3) feet deep.

(2) On-site operations.

(a) Personal storage establishments shall be limited to use for personal storage only. The personal storage establishment may offer vehicles for sale or rent on the property provided that the personal storage establishment owns or leases the vehicles and places them in the rear of the establishment. No other commercial or industrial use shall be permitted.

(b) Outdoor storage is prohibited unless it is dedicated to the storage of light duty passenger vehicles and trucks, medium duty vehicles, recreational vehicles, and/or boats.

(c) The personal storage establishment operator shall notify each tenant that the unit shall not be used for the maintenance or repair of equipment or machinery

or the storage of animals, hazardous materials and waste, or any other noxious or dangerous materials.

(d) There shall be an on-site manager present at all times when the personal storage establishment is in operation.

...”

[The remaining subsection shall be renumbered.]

2.02 Chapter 55 of the Unified Land Development Code is amended to read as follows:

“CHAPTER 5 – ACTIVITY CENTER DESIGN REGULATIONS

...

ARTICLE I. - MEDITERRANEA (Activity Center #1)

...

Sec. 55-15. – Permitted principal uses and structures.

...

B. Permitted principal uses and structures shall be as follows:

...

~~(6) Automotive parts, provided that no installation is performed on the premises and all parts are stored within a completely enclosed building.~~

...

~~(10) Banks and other financial institutions.~~

(9) Brewpubs.

...

~~(12) Business services.~~

...

(13) Commercial recreation establishments.

~~(15) Convenience stores.~~

...

(19) General office.

(20) (21) Government uses.

(21) Hospitals.

(22) Hotels (one hundred (100) rooms +), limited and full service and similar transient lodging facilities.

(23) Houses of worship, provided that minimum parcel size shall not be less than two (2) acres, except that houses of worship may be permitted on less than two (2) acres provided that the house of worship occupies a unit within a shopping center on a lease basis and provided that the house of worship waives its right to be protected under Sec. 53-239(B) of these regulations.

...

~~(25) Laundromats and dry cleaning facilities.~~

~~(26) Libraries.~~

(25) Light industrial establishments.

...

(27) Microbreweries.

(28) Microdistilleries.

(29) Microwineries.

(30) Motels.

...

(35) Personal storage establishments.

~~(32) Post offices.~~

(36) Postsecondary educational and technical institutions.

~~(33) Professional services.~~

...

~~(37) Vocational, business schools, colleges and universities, provided that all activities are conducted in completely enclosed buildings.~~

...

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

Sec. 55-16. – Prohibited uses and structures.

A. Any use or structure not expressly, or by reasonable implication, permitted herein or permitted by special exception shall be unlawful in this district, including specifically adult entertainment and exhibition establishments, adult bookstores, and any other establishments whose primary purpose is to sell sexually explicit material or the exhibition of sexually explicit activities. Listed permitted or permissible uses do not include either as a principal or an accessory use any of the following:

...

~~(6) Heavy equipment sales, rental, and/or service. Heavy machinery and equipment sales and service.~~

~~(7) (8) Manufacturing or Heavy industrial establishments or any associated activity.~~

...

~~(9) Mini-storage facilities.~~

~~(9) (10) Truck stop stops.~~

~~(11) Warehouse and storage.~~

..."

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

2.03 Chapter 55 of the Unified Land Development Code is amended to read as follows:

“CHAPTER 5 – ACTIVITY CENTER DESIGN REGULATIONS

...

ARTICLE II. - HERON CREEK (Activity Center #2)

...

Sec. 55-20. – Permitted principal uses and structures.

...

B. Permitted principal uses and structures shall be as follows:

...

~~(11) Auto parts.~~

...

~~(14) Banks and financial institutions.~~

(13) Brewpubs.

~~(15) Business services.~~

...

~~(21) Convenience stores.~~

~~(22) Dance, art, music and photographic studios.~~

...

~~(25) Express offices, telephone exchanges.~~

...

(26) General office.

(27) ~~(31)~~ Government uses.

...

(29) Hospitals.

(30) ~~(33)~~ Hotels (one hundred (100) rooms +), limited and full service.

...

~~(35) Library.~~

...

~~(40) Nonprofit parks and playgrounds.~~

...

(37) Parks.

...

~~(44) Post office.~~

(40) Postsecondary educational and technical institutions.

~~(45) Printing, lithographing, publishing.~~

...

~~(47) Professional services.~~

~~(48) Recreational or community structures.~~

...
(54) Vocational, technical schools, college/university.”

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

...

Sec. 55-22. – Prohibited uses and structures.

Any use or structure not expressly, or by reasonable implication, permitted herein or permitted by special exception shall be unlawful in this district, including specifically adult entertainment, and exhibition establishments, gaming establishments, adult bookstores, and any other establishments whose primary purpose is to sell sexually explicit material or exhibition of sexually explicit activities.

A. Within all commercial general uses, the following are prohibited:

- ...
(3) Breweries.
- (4) ~~(3)~~ Communication tower towers.
- (5) Distilleries.
- (6) ~~(4)~~ Heavy equipment sales, rental, and/or service.
- ...
(14) ~~(12)~~ Truck stop stops.
- ...
(18) Wineries.

...”

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

2.04 Chapter 55 of the Unified Land Development Code is amended to read as follows:

“CHAPTER 55 – ACTIVITY CENTER DESIGN REGULATIONS

...
ARTICLE III. - GATEWAY (Activity Center #3)

...
Sec. 55-26. – Permitted principal uses and structures.

...
B. Permitted principal uses and structures shall be as follows:

- ...
(2) ~~Bank or financial institution.~~
- (2) Brewery.
- (3) Brewpub.

~~(3) Commercial complex one hundred thousand (100,000) square feet + (not big box).~~

(4) Commercial recreation establishments.

(5) Distillery.

...

(7) General office.

(8) Government.

(9) Hospital.

~~(10) (5) Hotels, (one hundred (100) rooms +) full or limited service.~~

(11) Light industrial establishments.

...

(13) Microbrewery.

(14) Microdistillery.

(15) Microwinery.

~~(16) (7) Motel, (one hundred (100) rooms +) full service.~~

...

(18) Personal services.

(19) Postsecondary educational and technical institutions.

...

...

(26) Travel centers.

(27) Truck stops.

...

(29) Winery.

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

Sec. 55-27. – Prohibited uses and structures.

- A. Any use or structure not expressly, permitted herein or permitted by special exception shall be unlawful in this activity center, including specifically adult entertainment and exhibition establishments, adult bookstores, any other establishments whose primary purpose is to sell sexually explicit material or the exhibition of sexually explicit activities. The following prohibited uses are listed for emphasis:

...

- ~~(4) Distribution center.~~
- ...
- ~~(6) (7) Heavy equipment sales, rental, and/or service.~~
- ...
- ~~(8) (9) Manufacturing or Heavy industrial establishments or any associated use.~~
- ~~(10) Mini storage and warehouse facilities.~~
- ...
- (12) Personal storage establishments.
- ...
- ~~(15) Truck stops.~~
- ..."

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

2.05 Chapter 55 of the Unified Land Development Code is amended to read as follows:

“CHAPTER 55 – ACTIVITY CENTER DESIGN REGULATIONS

- ...
- ARTICLE IV. - PANACEA (Activity Center #4)**
- ...
- Sec. 55-31. – Permitted principal uses and structures.**
- ...

B. Permitted uses are as follows:

- ...
- ~~(5) Automotive parts.~~
- ...
- ~~(9) Banks and financial institutions.~~
- (8) Brewery.
- (9) Brewpub.
- ...
- ~~(11) Business services.~~
- ~~(12) Business school, college/university.~~
- ...
- (16) Commercial recreation establishments.
- ...
- ~~(19) Dance, art, music and photographic studios.~~
- (18) Distillery.
- ...
- ~~(23) Express offices, telephone exchanges.~~
- ...
- (26) General office.
- (27) (28) Government use.

~~(28) (29) Heavy equipment sales, rental, and/or service. Heavy machinery and equipment sales.~~

...

(30) Hospital.

~~(31) Hotel, one hundred (100) rooms + (full service).~~

~~(32) House of worship, provided that minimum parcel size shall not be less than two (2) acres, except that houses of worship may be permitted on less than two (2) acres provided that the house of worship occupies a unit within a shopping center on a lease basis and provided that the house of worship waives its right to be protected under Sec. 53-239(B) of these regulations. [Amended 1-30-2012 by Ord. No. 2011-32]~~

~~(33) Laundromats and dry cleaning.~~

~~(34) Library.~~

(33) Light industrial establishments.

~~(35) Light manufacturing.~~

...

(37) Microbrewery.

(38) Microdistillery.

(39) Microwinery.

~~(39) Mini store or mini warehousing.~~

...

(41) Motel.

...

(44) (43) Parks and playgrounds.

(45) Parking and storage of construction equipment.

...

(49) Personal storage establishments.

...

~~(48) Post office.~~

(51) Postsecondary educational and technical institutions.

~~(49) Printing, lithographing, publishing.~~

...

~~(51) Professional services.~~

...

~~(54) Recreational or community structures.~~

...

~~(58) Service establishments.~~

...

(61) Travel centers.

(62) Truck ~~stop~~ stops.

~~(63) Vocational, technical, trade or industrial schools.~~

...

(65) Winery.

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

Sec. 55-32. – Prohibited uses and structures.

A. Prohibited uses are as follows:

...

(5) Heavy industrial establishments.

~~(6) Parking and storage of construction equipment.~~

..."

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

2.06 Chapter 55 of the Unified Land Development Code is amended to read as follows:

“CHAPTER 55 – ACTIVITY CENTER DESIGN REGULATIONS

...

ARTICLE V. - MIDWAY (Activity Center #5)

...

Sec. 55-36. – Permitted principal uses and structures.

...

B. Permitted uses are as follows:

...

~~(5) Automotive parts.~~

...

~~(8) Bank and financial institution.~~

(7) Brewpub.

~~(9) Business services.~~

...

(10) Commercial recreation establishments.

...

~~(13) Dance, art, music and photographic studios.~~

...

~~(17) Express offices, telephone exchanges.~~

...

(18) General office.

~~(19) (21) Government uses.~~

...

(21) Hospital.

~~(22) (23) Hotel, one hundred (100) rooms +, full and limited service.~~

~~(24) — Laundromat and dry-cleaning.~~

~~(25) — Library.~~

(23) Light industrial establishments.

~~(26) Light manufacturing.~~

...

(26) Microbrewery.

(27) Microdistillery.

(28) Microwinery.

...

(33) — Personal storage establishments.

~~(33) — Post office.~~

(34) Postsecondary educational and technical institutions.

~~(34) — Printing, lithographing, publishing.~~

~~(35) — Professional services.~~

~~(35) (36) Parks, playgrounds and buildings.~~

...

~~(39) Recreational or community structures.~~

...

~~(43) Service establishment.~~

...

~~(46) Vocational, technical, business school or college/university.~~

...

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

Sec. 55-37. - Prohibited uses and structures.

A. Prohibited uses are as follows:

...

~~(3) Adult living facility or similar uses.~~

- ...
- (4) Brewery.
- ...
- (6) Distillery.
- ...
- ~~(10) Mini storage facilities.~~
- ...
- (15) Winery.”

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

2.07 Chapter 55 of the Unified Land Development Code is amended to read as follows:

“CHAPTER 55 – ACTIVITY CENTER DESIGN REGULATIONS

...
ARTICLE VIII. - THE GARDENS (Activity Center #8)

...
Sec. 55-56. – Permitted principal uses and structures.

...
B. Permitted principal uses are as follows:

- ...
- ~~(3) Banks and financial institutions.~~
- (3) Brewpubs.
- ~~(4) Business offices.~~
- ...
- (7) Commercial recreation establishments.
- ...
- ~~(9) Dance, art, music and photographic studios.~~
- ...
- (13) General office.
- (14) Government.
- ...
- (16) Hospitals.
- (17) Hotels.
- ~~(18) (15) House of worship, provided that minimum parcel size shall not be less than two (2) acres, except that houses of worship may be permitted on less than two (2) acres provided that the house of worship occupies a unit within a shopping center on a lease basis and provided that the house of worship waives its right to be protected under Sec. 53-239(B) of these regulations. [Amended 1-30-2012 by Ord. No. 2011-32]~~
- ~~(16) — Library.~~
- ...

(21) Microbreweries.

(22) Microdistilleries.

(23) Microwineries.

(24) Motels.

...

(28) Personal services.

(29) Personal storage establishments.

(30) Postsecondary educational and technical institutions.

~~(22) Professional offices.~~

~~(23) Public and non-profit parks, playgrounds and buildings.~~

...

~~(25) Recreational or community structures maintained by any non-profit private association or persons resident in the district.~~

...

(33) Restaurants.

(34) Retail.

...

~~(29) Vocational, technical schools, college/university.~~

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

Sec. 55-57. - Prohibited uses and structures.

- A. Any use or structure not expressly or by reasonable implication permitted herein shall be unlawful in this district, including specifically adult entertainment and exhibition establishments, adult bookstores, and any other establishments whose primary purpose is to sell sexually explicit material or the exhibition of sexually explicit activities.

...

(4) Brewery.

...

~~(6) Communication tower.~~

(7) Distillery.

...

~~(9) Model home.~~

...

~~(13) Tattoo and body art establishments.~~

...

(16) Winery.”

[Each insertion to appear in alphabetical order; subsections following each insertion to be renumbered accordingly]

2.08 Chapter 61 of the Unified Land Development Code is amended to read as follows:

“Chapter 61 – DEFINITIONS

...

Sec. 61-3. - Definitions and word usage.

...

BREWERY - An industrial use that brews ales, beers, meads, or other similar beverages onsite and manufactures more than 35,000 barrels of beverage (all combined) annually.

BREW PUB - A restaurant that manufactures up to 5,000 barrels of fermented malt beverages onsite per year for consumption.

...

~~BUSINESS SERVICES — See “Office, General.” Establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photofinishing; copying and printing; travel; office supply; and similar services.~~

...

COMMERCIAL RECREATION ESTABLISHMENT- A recreational facility operated as a business and open to the public for a fee, such as a golf driving range, baseball batting cage, and trampoline park.

...

DISTILLERY - A use that distills spirits or other similar beverages onsite and manufactures more than 75,000 gallons of beverage (all combined) per year.

...

~~EDUCATIONAL FACILITY — Any public, parochial, private, charitable, or nonprofit school, junior college, or university, which includes instructional uses, with or without living quarters. Trade schools, school that teach a skill, or business schools, are not included in this definition.~~

...

GOVERNMENT – A use in which a facility is operated by any level of government or one of its agencies.

...

HEAVY EQUIPMENT SALES, RENTAL AND/OR SERVICE - An establishment where the site is used for the sale, rental and/or servicing of tools, trucks, tractors, construction equipment, agricultural implements, or similar industrial equipment.

...

~~INDUSTRIAL — Relating to, concerning, or arising from the assembling, fabrication, finishing, manufacturing, packaging, or processing of goods, or mineral extraction. A use related to the fabrication, manufacturing, finishing, packaging, processing or distribution of goods or raw materials. Light and heavy industrial classifications are two levels of intensity of industrial.~~

...

~~INDUSTRIAL, HEAVY — Uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing~~

processes that potentially involve hazardous conditions. "Heavy Industrial" shall also mean those uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, truck terminals, public works yards, and container storage. Any industrial use that can cause significant noise, odor, or vibration detectable beyond the parcel on which it is located; requires the storage of component materials within public view; and is conducted partially or entirely outdoors.

INDUSTRIAL, LIGHT — A use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). Warehousing, wholesaling, and distribution of the finished products produced at the site is considered light industrial. Any industrial use that stores all needed materials outside of public view and that does not create and emit fumes, gases, smokes, vibrations, noise, or other factors regarded as nuisances or resulting in adverse effects for adjacent landowners.

...

MANUFACTURING — See "Industrial." The mechanical or chemical transformation of materials or substances into new products, including the assembling of components parts, the creation of products, and the blending of materials including but not limited to oils, plastics, resins, etc.

...

MEDICAL - Of, relating to, or concerned with physicians or the practice of medicine, or treatment or prevention of illnesses and injury excluding hospitals, adult care facilities, and pain management clinics.

...

MICROBREWERY - A facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premises, with a capacity of not more than 35,000 barrels per year.

MICRODISTILLERY - A facility for the production of spirits for the distribution, retail, or wholesale, on or off premises, with a capacity of no more than 75,000 gallons of spirits per year.

MICROWINERY - A facility for the production of wine for distribution, retail, or wholesale, on or off premises, with a capacity of no more than 2,000 barrels of wine per year.

...

MINI STORAGE — Any building designed or used to provide separate storage rooms to individuals for a fee or rental, said rooms being intended solely as dead storage depositories for personal property and not intended for commercial or industrial use. See "Personal Storage Establishment."

...

OFFICE, BUSINESS — An office for such activities as real estate agencies, travel agencies, insurance agencies, chambers of commerce and the like. It is characteristic of a business office that retail or wholesale goods are not shown or delivered from the premises to a customer. A barbershop or a beauty shop is not a business office.

OFFICE, GENERAL — An administrative establishment providing direct services such as advice or the production of intellectual property to the public.

~~OFFICE, PROFESSIONAL — An office for the use of a person or persons generally classified as professionals, such as architects, engineers, attorneys, accountants, doctors, dentists and the like.~~

...

PARK - A natural or semi-natural area designed for human enjoyment and recreation. This may include active and/or passive recreational amenities such as, playgrounds, walking trails, benches, gazebos, bodies of water, picnic tables, fishing piers, sport courts, and fields and other similar structures.

...

~~PERSONAL SERVICES — Nonmedical related services, including beauty and barber shops; clothing rental; dry cleaning pick-up stores; laundromats (self-service laundries); shoe repair shops; tanning salons. These uses may include accessory retail sales of products related to the services provided. Does not include any sexually oriented establishments. A use that provides a service directly to the public that is nonmedical in nature as the primary use and may include accessory retail sales of products related to the services.~~

PERSONAL STORAGE ESTABLISHMENT – An establishment that has a structure or a group of structures containing individual and compartmentalized facilities for the use of personal storage.

...

~~PLANT NURSERY — The use of land and buildings for the purpose of growing for sale or selling various ornamental plants, grasses, shrubs, flowers, and horticultural specialties, and including the sale of landscaping accessories such as statuary, fertilizer, tools and similar commodities as accessory to the propagation and growth of plants. The use of land and buildings for the purpose of growing plants for sale, which may include selling those plants and other similar commodities that are accessories to the growth and maintenance of plants.~~

...

POSTSECONDARY EDUCATIONAL AND TECHNICAL INSTITUTION – Public, private, or non-profit institution that provides educational instruction to individuals post traditional high school age.

...

~~PROFESSIONAL SERVICES— See “Office, General.” A business that offers any type of personal service to the public which requires as a condition precedent to the rendering of such service the obtaining of a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, public accountants, engineers, chiropractors, dentists, osteopaths, physicians and surgeons, podiatrists, chiropodists, architects, veterinarians, attorneys at law, physical therapists, and life insurance agents.~~

...

~~RETAIL SALES — Sale or rental with incidental service of commonly used goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Retail sales for the purpose of this code shall not include auction houses, flea markets, pawn shops or similar establishments, or items used in conjunction with the on-premise on-premises repair of an item if the item is not sold individually.~~

...

~~SCHOOL, TRADE — A school established to provide instruction for industrial skills.~~

...

TRANSIENT LODGING FACILITIES – Accommodations for overnight or temporary habitation, including, but not limited to bed and breakfast inns, guest cabins and cottages, hotels, motels, inns, and recreational vehicle parks that are offered to the public and intended for rental to

transient guests with daily, weekly, or seasonal charges. In addition to lodging, these establishments may provide a range of services to their guests.

...

TRAVEL CENTER – An establishment whose primary use is to provide amenities such as lodging, food and beverage services, and retail to those traveling. A travel center may include accessory uses such as automotive fuel services.

...

~~TRUCK STOP — An establishment where the primary use is the refueling, and servicing, and overnight parking of tractor trailers, of trucks and tractor-trailer rigs. Such establishments may have restaurants or snack bars and sleeping accommodations for the drivers of such over-the-road equipment and may provide for the repair and maintenance of such equipment.~~

...

~~VOCATIONAL SCHOOL — See "Trade school."~~

...

WINERY - An industrial use that produces wine or other similar beverages onsite and manufactures more than 2,000 barrels of wine per year.

..."

[Each insertion to appear in alphabetical order]

SECTION 3 – CONFLICTS

3.01 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 4 – SEVERABILITY

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, 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 5 – CODIFICATION

5.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any additional codification information and notations appear in *italics*. These editorial notations shall not appear in the codified text.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance shall take effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on January 25, 2022.

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

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER TAYLOR, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY