



# 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.**

1  
2 **WHEREAS**, the City of North Port is committed to planning and managing the future growth and  
3 development of the City; and

4  
5 **WHEREAS**, pursuant to Article VIII, Section 2(b) of the Constitution of the State of Florida, the North Port  
6 City Charter, and the Community Planning Act, Florida Statutes Chapter 163, Part II, the City is authorized  
7 and required to adopt a Comprehensive Plan; and

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

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

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

15  
16 **WHEREAS**, on August 18, 2022, the Planning and Zoning Advisory Board, acting as the Local Planning Agency  
17 for the City of North Port, held a duly advertised public hearing and recommended approval of the proposed  
18 Amendment to the City Commission; and

19  
20 **WHEREAS**, the City Commission of the City of North Port held a duly noticed public hearing at first and  
21 second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory  
22 Board and to receive public comment on the subject matter of this ordinance: and

23  
24 **WHEREAS**, the City Commission of the City of North Port approved the transmittal of the proposed  
25 Amendment, together with supporting documentation, which was transmitted to the State Land Planning

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

28  
29 **WHEREAS**, pursuant to Florida Statute Section 163.3184(3)(b)2., the State Land Planning Agency of the Florida  
30 Department of Economic Opportunity reviewed the proposed Amendment for impacts to important state  
31 resources and facilities not within the jurisdiction of other state agencies; and

32  
33 **WHEREAS**, the City Commission has determined that the proposed Amendment serves the public health,  
34 safety, and welfare of the citizens of the City of North Port, Florida.

35  
36 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

37  
38 **SECTION 1 – FINDINGS**

39  
40 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

41  
42 1.02 Pursuant to Florida Statutes Section 163.3184(3), the City followed the expedited state review  
43 process for large scale land use designation changes and map amendments to a local  
44 government’s comprehensive plan, as follows:

- 45  
46 1. Within ten (10) working days after the initial public hearing, the City transmitted the  
47 amendment and appropriate supporting data and analyses to the reviewing agencies and  
48 other local governments that filed a written request;
- 49  
50 2. Not later than thirty (30) days after the date the reviewing agencies and local governments  
51 first received the amendment, the City received the reviewing agencies’ and local  
52 governments’ comments;
- 53  
54 3. The adoption hearing was held within 180 days after receipt of the agency comments; and
- 55  
56 4. Within ten (10) working days after the second public hearing, the City transmitted the  
57 adopted comprehensive plan amendment and supporting data and analyses to the state land  
58 planning agency and any affected person that provided comments; and
- 59  
60 5. The City did not receive notice of any deficiencies within five (5) working days after the  
61 agency’s receipt of the amendment.

62  
63 **SECTION 2 – ADOPTION**

64  
65 2.01 The City Commission hereby amends the City of North Port Comprehensive Plan Future Land Use  
66 designation from Agricultural, Estates and Activity Center to Village for a ± 83.417 acre area,  
67 generally located north of Interstate 75 and east of Toledo Blade Boulevard and described on the  
68 boundary survey attached as Exhibit A (“Subject Property”).

69  
70 2.02 The City Commission hereby amends the North Port Comprehensive Plan Future Land Use  
71 Map 2-7 as shown in the attached Exhibit B, reflecting the amended land use designation of the  
72 Subject Property.

73

74 2.03 All identified exhibits are incorporated in this ordinance by reference.

75

76 **SECTION 3 – TRANSMITTAL OF DOCUMENTS**

77 3.01 Pursuant to Florida Statutes Section 163.3184, the City Clerk is directed to transmit, within ten  
78 (10) days after first reading, this ordinance and the appropriate supporting data and analyses  
79 provided by the City Manager or designee to:

80 a. Florida Department of Economic Opportunity;

81 b. Southwest Florida Regional Planning Council;

82 c. Southwest Florida Water Management District;

83 d. Florida Department of Environmental Protection;

84 e. Florida Department of State;

85 f. Florida Department of Transportation;

86 g. Sarasota County, Florida; and

87 h. Any other local government or governmental agency who has filed a request with the City.

88

89 3.02 Pursuant to Florida Statutes Section 163.3184, the City Clerk is directed to transmit, within ten  
90 (10) days of final adoption of this ordinance, all documents to the Florida Department of Economic  
91 Opportunity and any other agency or local governments that provided timely comments.

92

93 **SECTION 4 – CONFLICTS**

94

95 4.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in  
96 whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

97

98 **SECTION 5 – SEVERABILITY**

99

100 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phase, or  
101 provision of this ordinance is for any reason invalid or unconstitutional that provision will be  
102 deemed a separate, distinct, and independent provision and will not affect the validity of the  
103 remaining portions of the ordinance.

104

105 **SECTION 6 – EFFECTIVE DATE**

106

107 6.01 If not timely challenged, this ordinance takes effect thirty-one (31) days after the Florida  
108 Department of Economic Opportunity notifies the City that the Amendment package is complete,  
109 as provided in Florida Statutes Section 163.3184(3)(c).

110

111 6.02 If timely challenged, this ordinance takes effect upon the Florida Department of Economic  
112 Opportunity or Administration Commission entering a final order determining the adopted  
113 Amendment complies with Florida Statutes Section 163.3184(3)(c).

114

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

117  
118 ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in  
119 public session on \_\_\_\_\_, 2022.

120  
121

CITY OF NORTH PORT, FLORIDA

122  
123

\_\_\_\_\_  
PETE EMRICH  
MAYOR

124  
125

126  
127

ATTEST:

128  
129  
130

\_\_\_\_\_  
HEATHER FAUST, MMC  
CITY CLERK

131  
132

133  
134

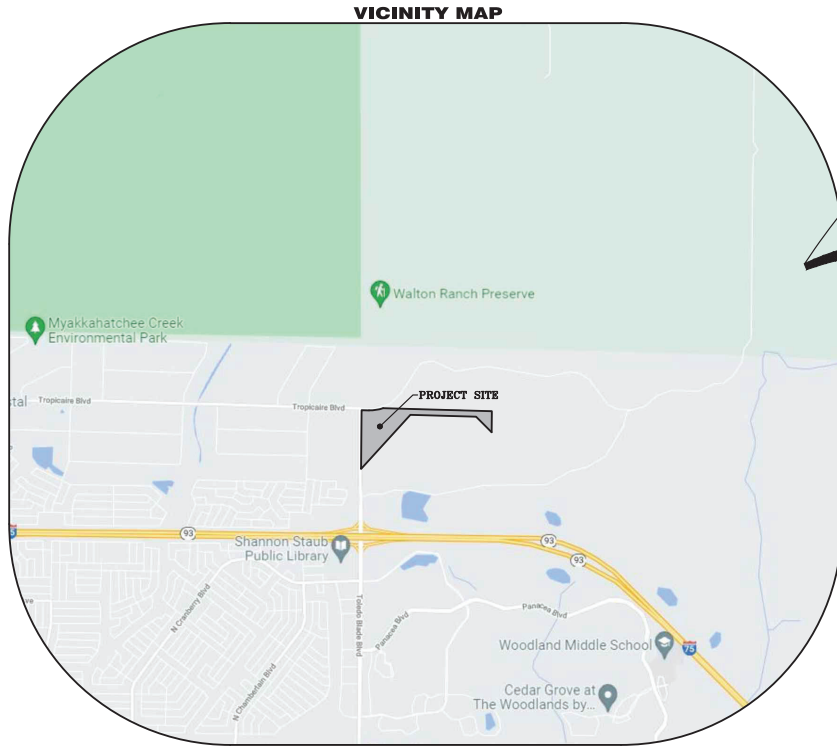
APPROVED AS TO FORM AND CORRECTNESS:

135  
136  
137  
138

\_\_\_\_\_  
AMBER L. SLAYTON  
CITY ATTORNEY

139  
140

141  
142



DESCRIPTION prepared by GeoPoint Surveying, Inc.

**PARCEL A:**

A part of the South 1/2 of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said Section 6; thence S 00°30'01" W along the West boundary line of the Northwest 1/4 of section 6, a distance of 2548.44' to the Northwest corner of the Southwest of Section 6; thence S 00°30'07" W along the West boundary line of the Southwest 1/4 of section 6, a distance of 103.82'; to the **POINT OF BEGINNING**; thence S 88°26'48" E, a distance of 303.20 feet; thence easterly, 111.48 feet along the arc of a tangent curve to the left having a radius of 1630.00 feet and a central angle of 03°55'00" (chord bearing N 89°53'39" E, 111.45 feet); thence S 88°26'48" E, a distance of 4864.62 feet to the East boundary line of the Southeast 1/4 of section 6; thence S 00°44'53" W along said East boundary line, a distance of 756.20 feet to the Northwestern corner of the 50 feet wide water pipe line easement (C.R. 1999150305); thence N 44°52'11" W, a distance of 853.35 feet; thence N 89°22'48" W, a distance of 2673.47 feet; thence S 42°23'13" W, a distance of 2975.77 feet, to the west boundary line of the said southwest 1/4; thence N 00°30'07" E, along said west boundary line a distance of 2368.06 feet; to the **POINT OF BEGINNING**.

Containing 72,859 acres, more or less.

**PARCEL B:**

A part of the South 1/2 of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said Section 6; thence S 00°30'01" W along the West boundary line of the Northwest 1/4 of section 6, a distance of 2548.44' to the Northwest corner of the Southwest of Section 6; thence S 00°30'07" W along the West boundary line of the Southwest 1/4 of section 6, a distance of 103.82'; thence S 88°26'48" E, a distance of 303.20 feet; thence easterly, 111.48 feet along the arc of a tangent curve to the left having a radius of 1630.00 feet and a central angle of 03°55'00" (chord bearing N 89°53'39" E, 111.45 feet); to the **POINT OF BEGINNING**; thence continue easterly, 473.38 feet along the arc of said tangent curve having a radius of 1630.00 feet and a central angle of 16°38'22" (chord bearing N 79°18'54" E, 471.72 feet); to the South boundary line of the Northwest 1/4 of Section 6; thence S 89°26'48" E along said South boundary, a distance of 4422.22 feet to the West 1/4 corner of Section 5; thence S 00°44'53" W along the East boundary line of the Southeast 1/4 of Section 6, a distance of 100.00 feet; thence N 88°26'48" W, a distance of 4864.62 feet; to the **POINT OF BEGINNING**.

Containing 10,558 acres, more or less.

**NOT TO SCALE**

Sheet Index	
1	Cover Sheet, Vicinity Map, Certification and Description
2	Boundary
3 & 4	Occupation Location, Legend, Key Sheet & Details

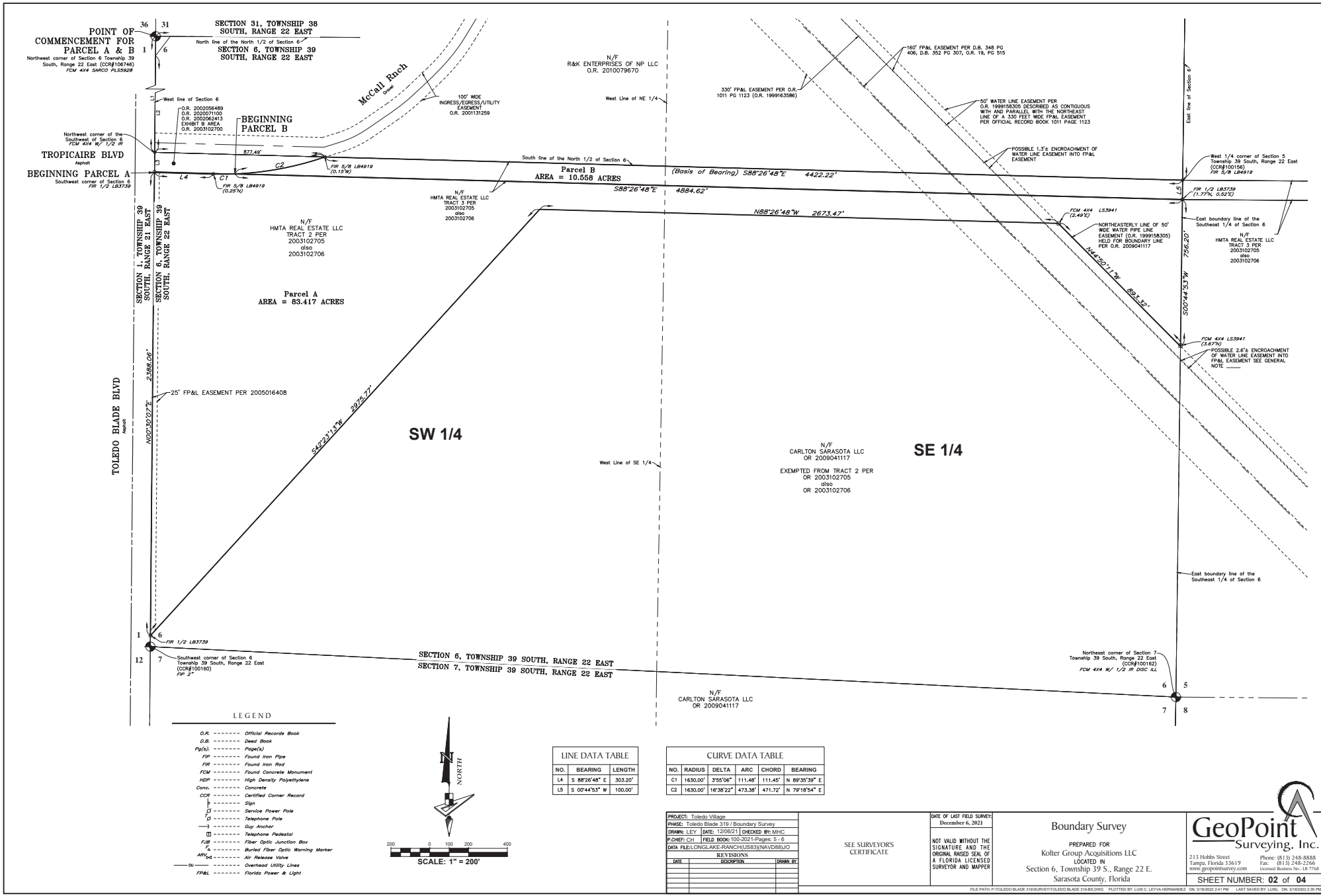
**SURVEYOR'S NOTES:**

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to assessments, rights-of-way, set back lines, reservations, agreements, and other similar matters.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the South boundary of the North 1/2 of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, having a Grid bearing of S.88°26'48"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- This survey is intended to be displayed at 1" = 200' or smaller.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zone "AE" and "X" according to Flood Insurance Rate Map, Map No. 12155C0302Z for Sarasota County, Community No. 126144, Sarasota County, Florida, dated November 4, 2018 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from OFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>).
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
- Parcels A and B, shown hereon, are contiguous along their common boundaries without gaps, gores, halftues, or overlaps.

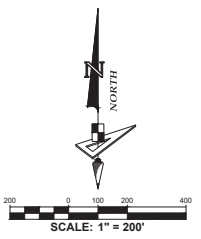


Digitally signed by David W. Maxwell  
Date: 2022.03.25 15:14:20 -04'00'

<p><b>PROJECT:</b> Toledo Village <b>PHASE:</b> Toledo Blade 319 / Boundary Survey <b>DRAWN BY:</b> LEVY [DATE: 12/08/21] [CHECKED BY: MHC] <b>PLOTTED BY:</b> FIELD BOOK: 100-2221; Pages: 5-6 <b>DATA FILE:</b> LONGLAKE-RANCH\USBS\NAV\08BJJO</p>	<p><b>SURVEYOR'S CERTIFICATION</b> I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS &amp; MAPPERS STATED IN RULES 54-17.054, 54-17.052, AND 54-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p>	<p><b>DATE OF LAST FIELD SURVEY:</b> December 6, 2021</p>												
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN BY										<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	<p>Prepared for: <b>Koller Group Acquisitions LLC</b> Located in: Section 6, Township 39 S., Range 22 E. Sarasota County, Florida</p>
DATE	DESCRIPTION	DRAWN BY												
<p>David W. Maxwell FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. 157311</p>	<p>GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, Florida 33619 www.geopointsurvey.com Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business No. 181794</p>	<p><b>SHEET NUMBER: 01 of 04</b></p>												



- 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
  - T --- Telephone Pole
  - Guy Anchor
  - IP --- Telephone Pedestal
  - FIB --- 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

**REVISIONS**

DATE	DESCRIPTION	DRAWN BY

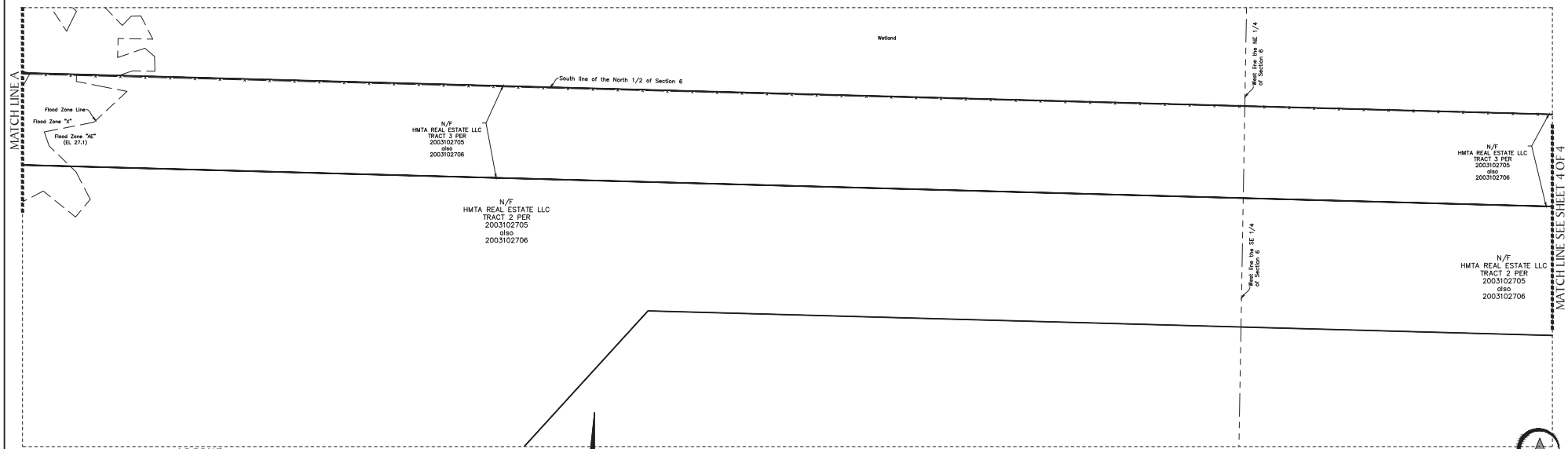
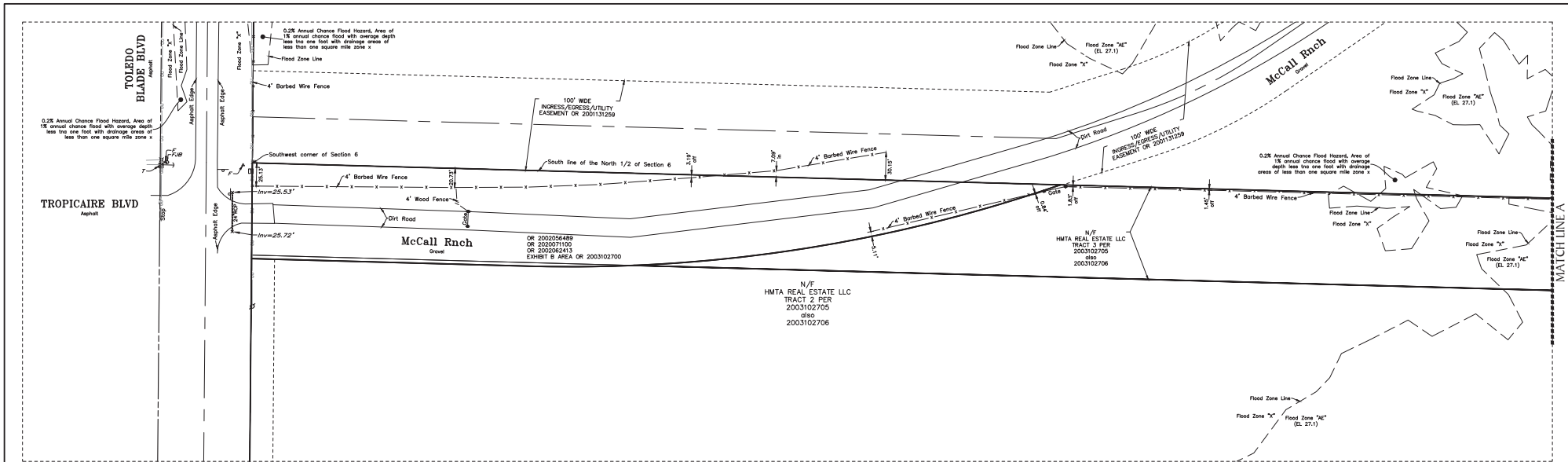
SEE SURVEYOR'S CERTIFICATE

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

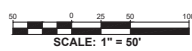
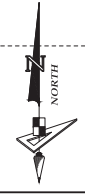
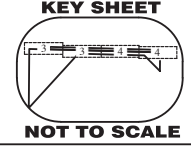
**GeoPoint**  
 Surveying, Inc.  
 213 Hobbs Street  
 Tampa, Florida 33619  
 www.geopointsurvey.com  
 Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business No. 181794

**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
FP ----- Found Iron Pipe	TP ----- Telephone Pedestals
FIP ----- Found Iron Pipe	FOP ----- 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
CCR ----- Certified Corner Record	FP&L ----- Florida Power & Light
S ----- Sign	



PROJECT: Toledo Village  
 PHASE: Toledo Blade 319 / Topographic Survey  
 DRAWN: LEY DATE: 12/09/21 CHECKED BY: MHC  
 PLOTTED: CH FIELD BOOK: 100-2021-1 Pages: 5-6  
 DATA FILE: LONGLAKE-RANCH\USBS3\NAVDB8JJO

REV#	DESCRIPTION	DRAWN BY

SEE SURVEYOR'S CERTIFICATE

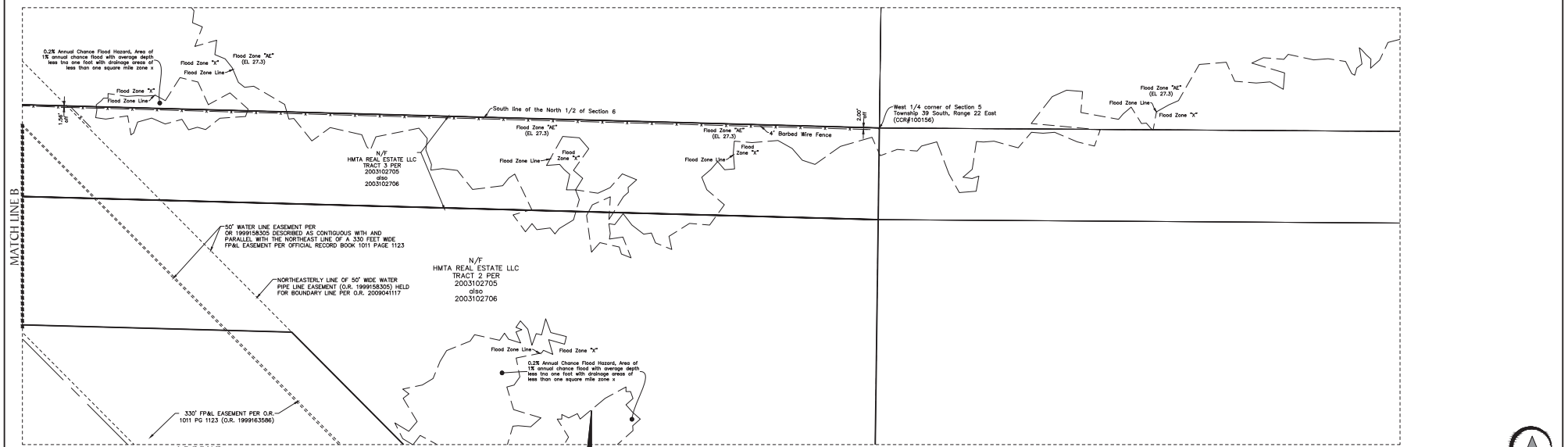
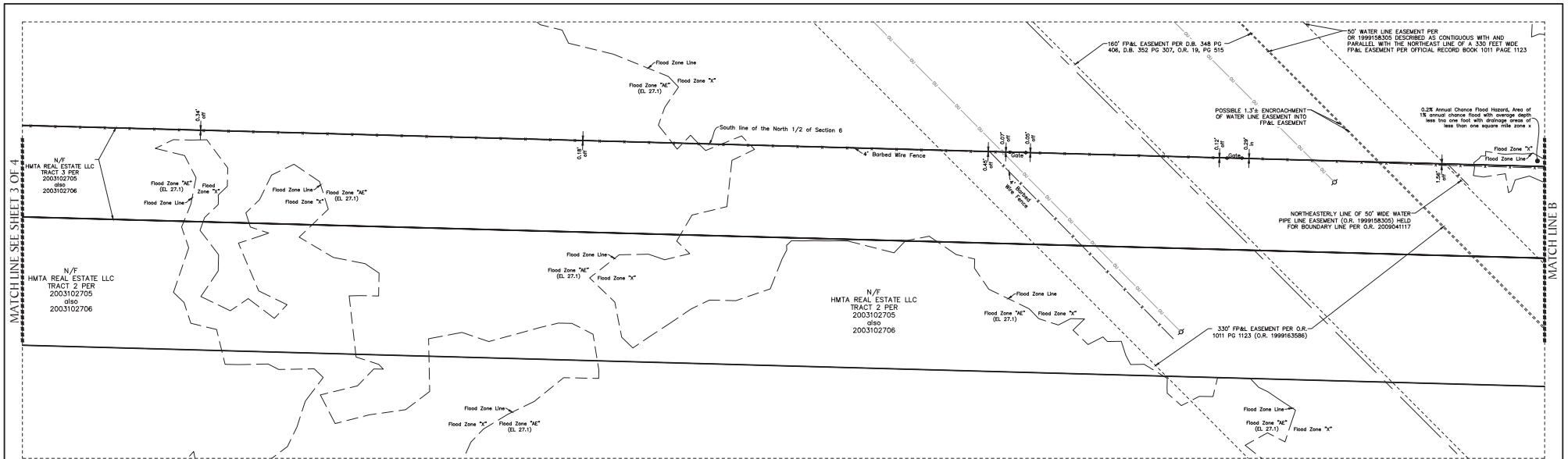
DATE OF LAST FIELD SURVEY: December 6, 2021  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

**GeoPoint**  
 Surveying, Inc.

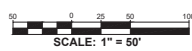
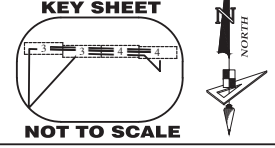
213 Hobbs Street  
 Tampa, Florida 33619  
 www.geo-pointsurvey.com  
 Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business No. 18,776-8

SHEET NUMBER: **03** of **04**



**LEGEND**

O.R. ----- Official Records Book	SP ----- Service Power Pole
D.B. ----- Dead Book	T ----- Telephone Pole
Pg(s) ----- Page(s)	GA ----- Guy Anchor
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REVISIONS		
REV.	DESCRIPTION	DRAWN BY

SEE SURVEYOR'S CERTIFICATE

DATE OF LAST FIELD SURVEY:  
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Boundary Survey  
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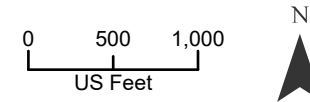
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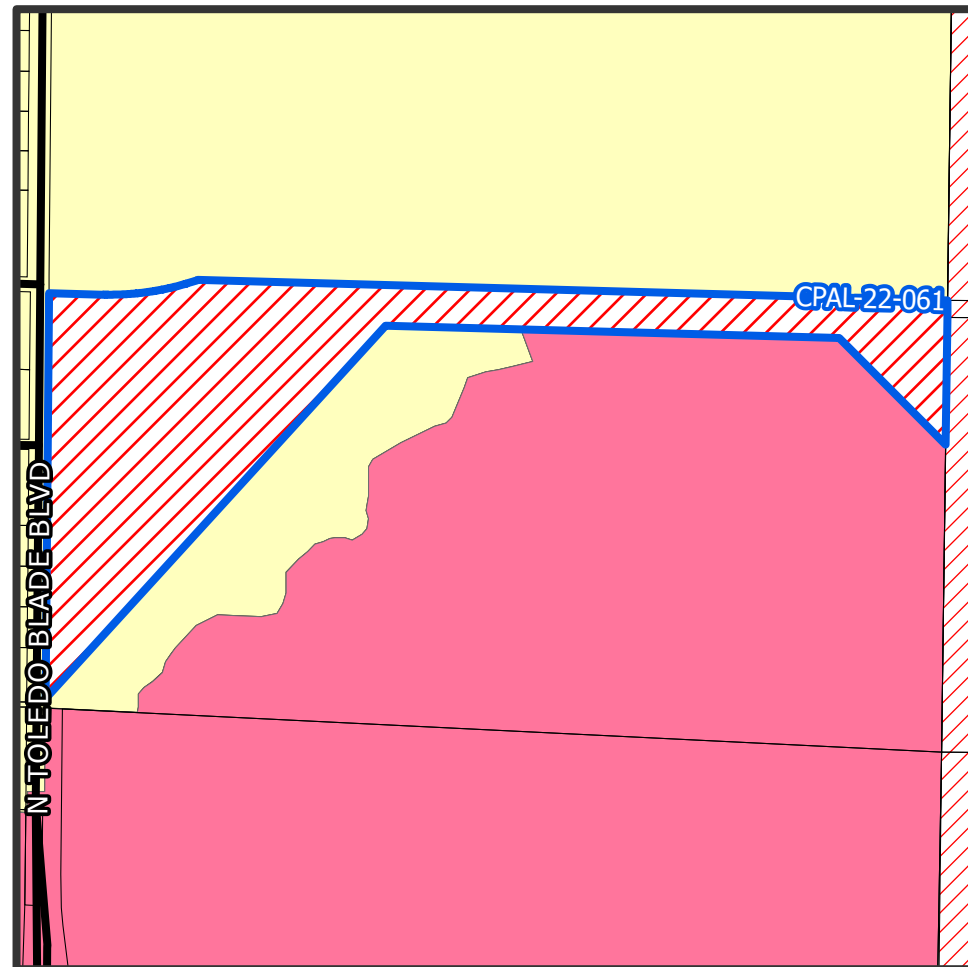
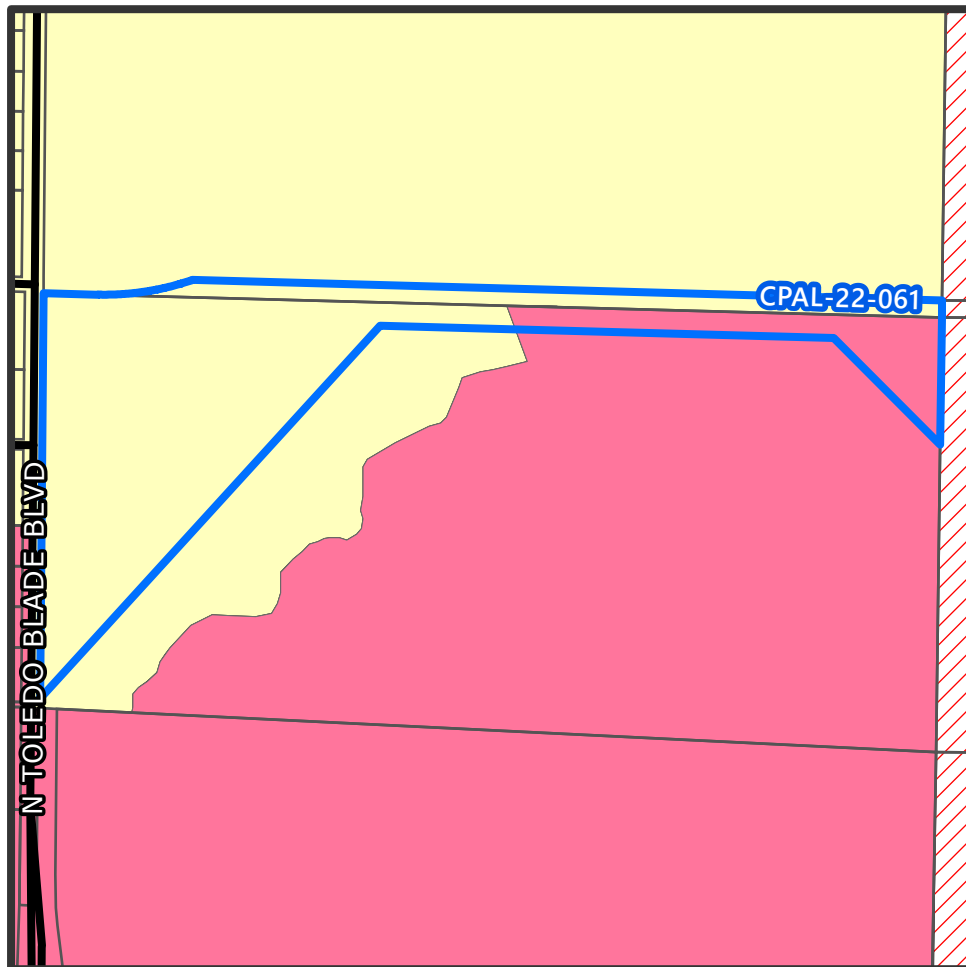
Prepared on 6/14/2022  
by NDS / Planning Division

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.