

# 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.

WHEREAS, Petition REZ-21-335 ("Petition") requests that the subject property be rezoned; and

**WHEREAS**, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land Development Code have been adhered to and satisfied; and

**WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on April 7, 2022 and made its recommendation to the City Commission; and

**WHEREAS**, the City Commission held properly-noticed public hearings at first and second reading of this ordinance, at which time all interested parties had an opportunity to appear and be heard, and the City Commission considered all relevant evidence presented, as well as the Planning and Zoning Advisory Board's recommendation; and

**WHEREAS**, the City Commission finds that competent substantial evidence supports the findings and actions herein.

# 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 The City Commission finds this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.

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

# 28 **SECTION 2 – REZONING** 29 30 2.01 The City Commission hereby changes the zoning classification of the ± 15.64 acre area located in Section 12, Township 39 S, Range 21 E of Sarasota County and further described in Instrument 31 32 No. 2019102990 in the official records of Sarasota County and as shown on the boundary survey attached as "Exhibit A," currently zoned Commercial General District (CG), to Planned Community 33 34 Development District (PCD). 35 36 2.02 The City Commission approves the revised Official Zoning Map, attached as "Exhibit B," reflecting 37 the zoning change approved in this ordinance. 38 **SECTION 3 – FILING OF APPROVED DOCUMENTS** 3.01 Upon this ordinance taking effect, the City Clerk is directed to file a copy of this ordinance with the Clerk of the Circuit Court for Sarasota County, Florida and with the Florida Department of State. 3.02 Upon this ordinance taking effect, the City Clerk is directed to place in the City Clerk's files an updated Official Zoning Map in accordance with the requirements of Sections 53-14, 53-16, and 53-17 of the Unified Land Development Code. **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 – CONFLICTS** 5.01 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 6 – EFFECTIVE DATE** 6.01 This ordinance takes 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 \_\_\_\_\_\_, 2022. ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on \_\_\_\_\_\_\_\_, 2022. 39 40 CITY OF NORTH PORT, FLORIDA 41 42

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MAYOR

PETE EMRICH

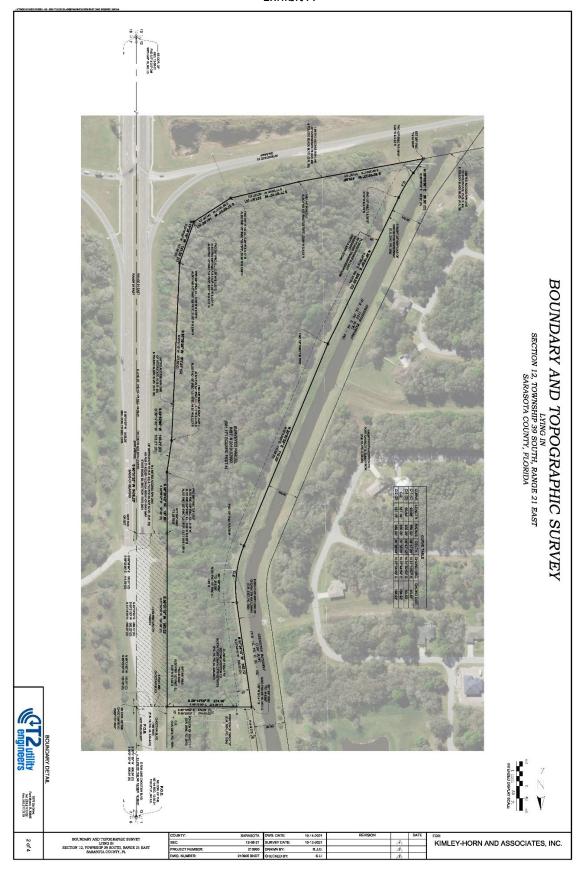
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51	HEATHER TAYLOR, MMC
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55	APPROVED AS TO FORM AND CORRECTNESS
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59	AMBER L. SLAYTON
60	CITY ATTORNEY

Exhibit A



# Exhibit B

