



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

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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 made its recommendation to the City Commission; and

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

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

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

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19 **SECTION 1 – FINDINGS**

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21 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

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23 1.02 The City Commission finds this ordinance to be consistent with the adopted North Port
24 Comprehensive Plan and Unified Land Development Code.

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26 1.03 All exhibits attached to this ordinance are incorporated in this ordinance by reference.

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28 **SECTION 2 – REZONING**

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30 2.01 The City Commission hereby changes the zoning classification of the ± 15.64 acre area located in
31 Section 12, Township 39 S, Range 21 E of Sarasota County and further described in Instrument
32 No. 2019102990 in the official records of Sarasota County and as shown on the boundary survey
33 attached as “Exhibit A,” currently zoned Commercial General District (CG), to Planned Community
34 Development District (PCD).

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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.

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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.

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CITY OF NORTH PORT, FLORIDA

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PETE EMRICH

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MAYOR

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47 ATTEST

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HEATHER TAYLOR, MMC
CITY CLERK

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55 APPROVED AS TO FORM AND CORRECTNESS

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AMBER L. SLAYTON
CITY ATTORNEY

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Exhibit A



AT2 utility
engineers
2022-06-01
KIMLEY-HORN AND ASSOCIATES, INC.

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

Exhibit B

