



City of North Port

ORDINANCE NO. 2024-25

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 27.7816 ACRES OF LAND LOCATED SOUTH OF S. TAMIAMI TRAIL (US-41) EAST OF S. WEST VILLAGES PARKWAY IN SECTIONS 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2015141220 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (NZD) CLASSIFICATION TO VILLAGE (V) 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
2 **WHEREAS**, the subject property is currently zoned as No Zoning Designation (NZD), which is inconsistent
3 with the Future Land Use classification; and

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5 **WHEREAS**, Petition REZ-24-079 (“Petition”) requests that the subject property be rezoned; and

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

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10 **WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on July 11,
11 2024, and made its recommendation to the City Commission; and

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

17
18 **WHEREAS**, the City Commission finds that competent substantial evidence supports the findings and
19 actions herein.

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21 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**
22 **SECTION 1 – FINDINGS**

23
24 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

25 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required
26 because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating
27 to growth policy, county and municipal planning, and land development regulation, including
28 zoning, development orders, development agreements, and development permits.
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30 1.03 The City Commission finds this ordinance to be consistent with the adopted North Port
31 Comprehensive Plan and Unified Land Development Code.

32 1.04 All exhibits attached to this ordinance are incorporated in this ordinance by reference.
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34 **SECTION 2 – REZONING**
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36 2.01 The City Commission hereby changes the zoning classification of ± 27.7816 acre area located at
37 Sections 32 and 33, Township 39 South, Range 20 East of Sarasota County and further described
38 in Instrument No. 2015141220 in the Official Records of Sarasota County as shown on the
39 boundary survey attached as “Exhibit A,” currently zoned No Zoning Designation District (NZD) to
40 Village (V) for the parcel.
41

42 2.02 The City Commission approves the revised Official Zoning Map, attached as “Exhibit B,” reflecting
43 the zoning change approved in this ordinance.
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45 **SECTION 3 – FILING OF APPROVED DOCUMENTS**
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47 3.01 The City Clerk is directed to place in the City Clerk’s files an updated Official Zoning Map in
48 accordance with the requirements of Sections 53-14, 53-16, and 53-17 of the Unified Land
49 Development Code.
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51 3.02 The City Clerk is directed to file this ordinance with the Clerk of the Circuit Court in and for
52 Sarasota County, Florida, and with the Florida Department of State in accordance with the
53 requirements of Section 1-36 of the Unified Land Development Code.
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55 **SECTION 4 – SEVERABILITY**
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57 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase,
58 or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be
59 deemed a separate, distinct, and independent provision and will not affect the validity of the
60 remaining portions of the ordinance.
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62 **SECTION 5 – CONFLICTS**
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64 5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in
65 whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.
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67 **SECTION 6 – EFFECTIVE DATE**
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69 6.01 This ordinance takes effect immediately upon adoption.

70 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public
71 session on July 23, 2024.

72
73 ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in
74 public session on August 6, 2024.

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CITY OF NORTH PORT, FLORIDA

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ALICE WHITE

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MAYOR

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83 ATTEST

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87 HEATHER FAUST, MMC

88 CITY CLERK

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90 APPROVED AS TO FORM AND CORRECTNESS

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94 AMBER L. SLAYTON, B.C.S.

95 CITY ATTORNEY