



City of North Port

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE FUTURE LAND USE DESIGNATION FROM CONSERVATION TO AGRICULTURAL ESTATES FOR ± 3.30 ACRES OF LAND GENERALLY LOCATED WEST OF JENNINGS BOULEVARD IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2022010157 IN OFFICIAL RECORDS OF SARASOTA COUNTY; 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.

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

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

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

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

WHEREAS, on July 23, 2024, the City Commission adopted Ordinance No. 2024-09, approving amendments to the Comprehensive Plan; and

WHEREAS, petition PFLU-25-02427 seeks to change the future land use designation of a ± 3.30 acre area from Conservation to Agricultural Estates, and to amend the Comprehensive Plan Future Land Use Map 2-7 ("Amendment"); and

WHEREAS, the present application constitutes a small-scale comprehensive plan amendment which is defined by Florida Statutes Section 163.3187 as a proposed amendment involving a use of 50 acres or fewer and such amendments follow the small-scale review process as stipulated in Florida Statutes Section 163.3184(1)(2)(b); and

WHEREAS, on September 4, 2025, the Planning and Zoning Advisory Board, acting as the Local Planning Agency for the City of North Port, held a duly advertised public hearing and recommended approval of the proposed Amendment to the City Commission; and

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

WHEREAS, the City Commission determined that the proposed 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.
- 1.02 Pursuant to Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City’s website on or before the date the newspaper published notice of the final reading of this ordinance.
- 1.03 Pursuant to Section 14 of Chapter 2023-304, Laws of Florida, this comprehensive plan amendment is not more restrictive or burdensome than current regulations.
- 1.04 All identified exhibits are incorporated in this ordinance by reference.

SECTION 2 – ADOPTION

- 2.01 The City Commission hereby amends the City of North Port Comprehensive Plan Future Land Use designation from Conservation to Agricultural Estates for a 3.3015-acre area, generally located west of Winchester Boulevard and described on the boundary survey attached as Exhibit “A” (“Subject Property”).
- 2.02 The City Commission hereby amends the North Port Comprehensive Plan Future Land Use Map 2-7 as shown in the attached “Exhibit B,” reflecting the amended land use designation of the Subject Property.
- 2.03 All identified exhibits are incorporated in this ordinance by reference.

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 – EFFECTIVE DATE

5.01 The effective date of this Comprehensive Plan Amendment shall be thirty-one (31) days after adoption, unless timely challenged pursuant to Section 163.3187, Florida Statutes. If challenged, the amendment shall not become effective until the Florida Department of Commerce (“DOC”) or the Administration Commission issues a final order determining the amendment to be in compliance. No land uses dependent on this amendment may be established on the subject property prior to its effective date.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on September 9, 2025.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on September 23, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

EXHIBIT A

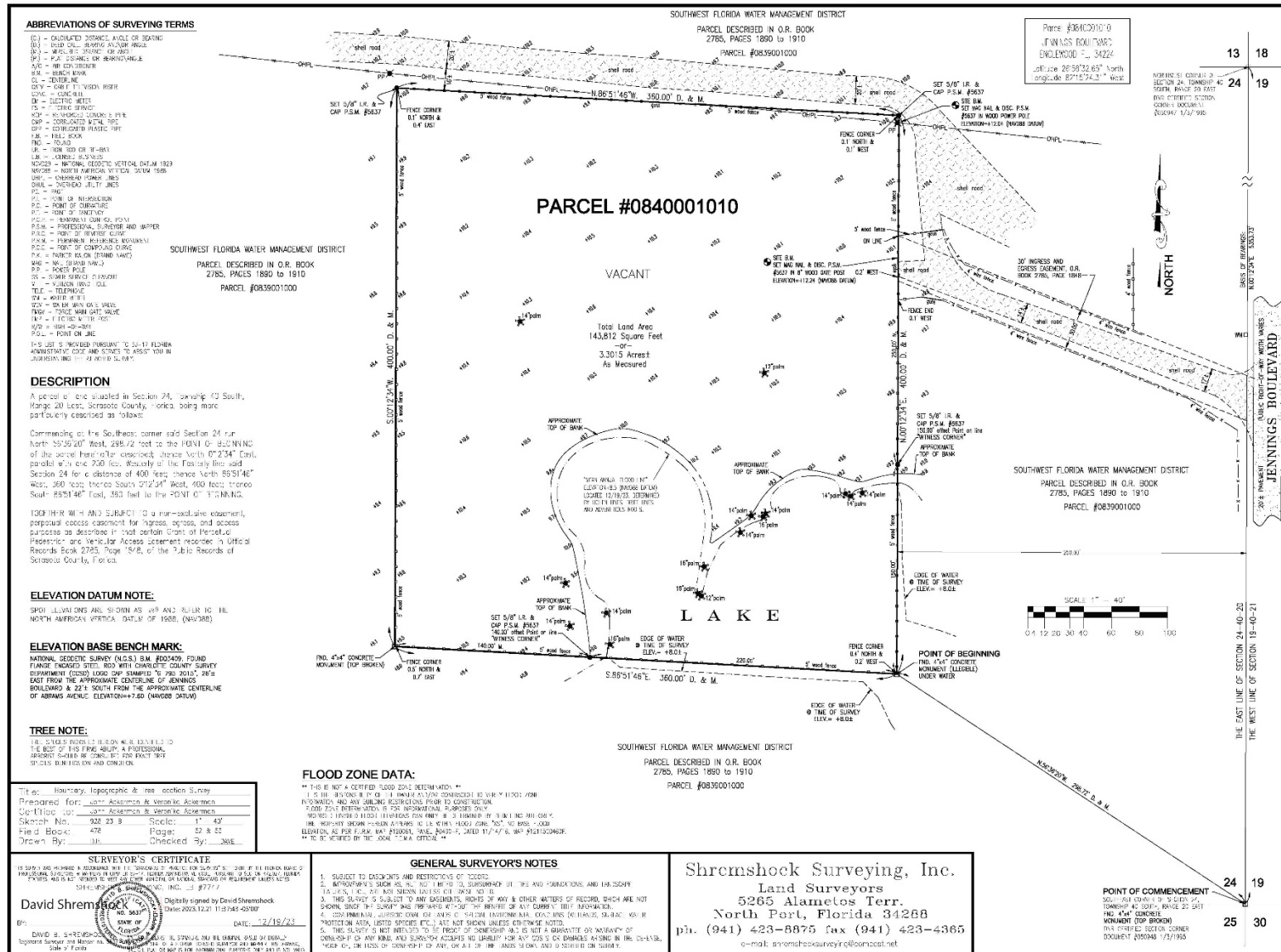
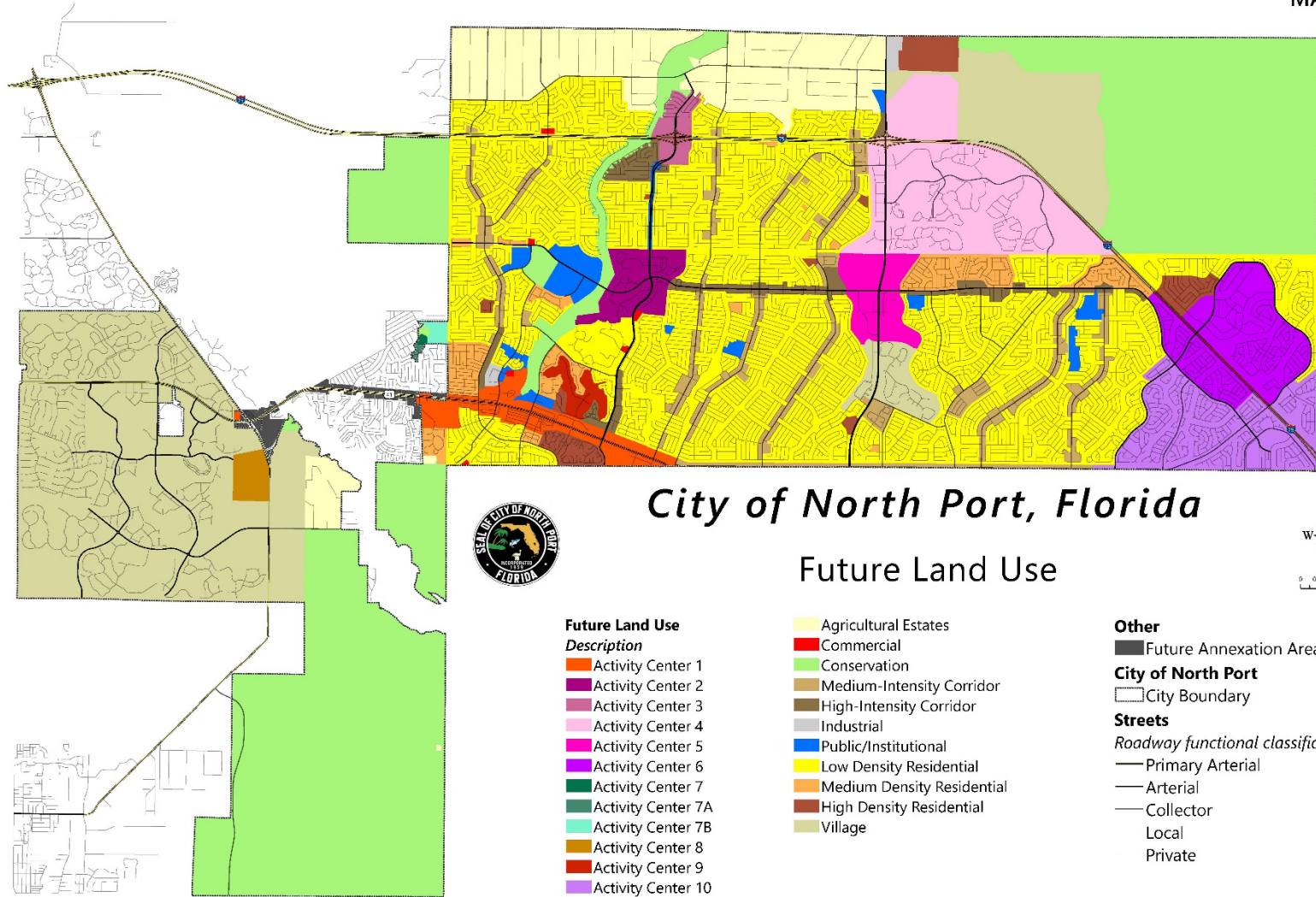


EXHIBIT B

MAP 2-7

Scale: 1" = 1/4"



Note: For description of zoning districts, see City of North Port Unified and Development Code.

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.