



Business Impact Estimate

This Business Impact Estimate is provided in accordance with Florida Statutes Section 166.041(4).

ORDINANCE NO. 2024-05

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 262.34 ACRES LOCATED EAST OF TOLEDO BLADE BOULEVARD APPROXIMATELY 1 MILE NORTH OF I-75 IN SECTION 6, TOWNSHIP 39 SOUTH, RANGE 22 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2023042804 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (NZD) CLASSIFICATION TO RESIDENTIAL MULTI-FAMILY DISTRICT (RMF) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

1. Summary of the proposed ordinance

This ordinance proposes the rezone of approximately 262.34± acres of certain contiguous real property into the corporate limits of the City of North Port, Florida in accordance with Florida Statutes Chapter 125.66 and the Unified Land Development Code Section 1-33.

The public purpose of the ordinance is to serve the health, safety, morals, and welfare of the citizens of the City of North Port, Florida. The property subject to this rezone request is vacant land. Providing utility services to the future business development of this site serves the public and ensures public health will be maintained. Rezoning of the property within the City limits will enhance the property value and diversify the City's tax base in the long-term as the property develops to its potential. Diversifying the tax base helps minimize the tax burden on residential property owners. Increased ad-valorem revenue to the City will supplement capital improvement projects to serve the community.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any, including:

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

This proposed ordinance imposes no direct compliance costs on businesses and imposes no new charges or fees on those businesses.

3. The City's good faith estimate of the number of businesses likely to be impacted by the proposed ordinance.

None. The property is undeveloped. Rezoning of the subject site will create concurrency with the surrounding property uses.

4. Additional information the governing body deems useful, if any.

Currently the parcel is zoned No Zoning Designation (NZD). Per the City of North Port Unified Land Development Code, there are no uses assigned to NZD zoning. For any development to happen on this parcel, a rezoning is required.