



# City of North Port

## ORDINANCE NO. 2023-12

**AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII. – V VILLAGE, SECTION 53-213.B; ADOPTING AND INCORPORATING THE TOLEDO VILLAGE VILLAGE DISTRICT PATTERN BOOK FOR A ±2,086 ACRE AREA GENERALLY LOCATED EAST OF TOLEDO BLADE BOULEVARD AND NORTH OF INTERSTATE 75; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

1 **WHEREAS**, the City of North Port plans and manages the future growth and development of the City by  
2 adhering to the City of North Port Comprehensive Plan and Unified Land Development Code (ULDC); and  
3

4 **WHEREAS**, Chapter 53, Article XVIII of the (ULDC), Section 53-213.B regulates the Village District Pattern Book  
5 for the village development; and  
6

7 **WHEREAS**, Applicant Forestar (“Applicant”), represented by Tony Squitieri, filed Petition No. VP2-22-140,  
8 requested approval of the Toledo Village District Pattern Book for 2086± acres of land; and  
9

10 **WHEREAS**, the Project consists of 11 parcels, generally located east of Toledo Blade Boulevard, a portion  
11 being approximately one (1) mile north of the I-75 interchange; and  
12

13 **WHEREAS**, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly  
14 noticed public hearing on \_\_\_\_\_, 2023 to receive public comment on the subject matter of this  
15 ordinance and to make its recommendation to the City Commission; and  
16

17 **WHEREAS**, the City Commission of the City of North Port held properly noticed public hearings at the first  
18 and second reading of this ordinance, reviewed the recommendations of the Planning and Zoning Advisory  
19 Board, and received public comment; and  
20

21 **WHEREAS**, the City Commission finds that the ordinance serves the public health, safety, and welfare of  
22 the citizens of the City of North Port, Florida.  
23

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

25 **SECTION 1 – FINDINGS**

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27  
28 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

29 1.02 The City Commission finds this ordinance to be consistent with the North Port Comprehensive  
30 Plan.

31  
32 1.03 The City Commission makes the following additional findings:

33  
34 a. This Village District Pattern Book is consistent with Chapter 53 of the ULDC for the Village  
35 zoning district.

36  
37 b. This Village District Pattern Book meets the requirements of Section 53-213.B. of the ULDC  
38 for the Village District Pattern Book.

39  
40 c. This Toledo Village District Pattern Book is consistent with the Toledo Village Index Map.

41  
42 1.04 All identified exhibits are incorporated in this ordinance by reference.

43  
44 **SECTION 2 – ADOPTION OF TOLEDO VILLAGE VILLAGE DISTRICT PATTERN BOOK**

45  
46 2.01 The City Commission hereby approves and adopts the Toledo Village Village District Pattern Book  
47 attached as “Exhibit A.”

48  
49 **SECTION 3 – ADOPTION OF AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT CODE**

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51 3.01 Chapter 53 of the Unified Land Development Code is amended to read as follows:

52  
53 **“Chapter 53 – ZONING REGULATIONS**

54 ...

55 **ARTICLE XVIII. – V VILLAGE**

56 ...

57 **Sec. 53-213. – Pattern book/Village index map.**

58 ...

59 B. Pattern book.

60 ...

61 (2) Incorporation into Unified Land Development Code. ~~The pattern book adopted on August~~  
62 ~~8, 2005 by Ordinance No. 2005-25 and thereafter amended on November 13, 2007 by~~  
63 ~~Ordinance No. 2007-39, and as may be amended in the future, shall be identified as the~~  
64 ~~“West Villages Village District Pattern Book” and is incorporated by reference as if fully~~  
65 ~~set forth herein. The following pattern books have been adopted and incorporated into~~  
66 ~~this Code.~~

67  
68 (a) The West Villages (AKA Wellen Park) Village District Pattern Book.

69  
70 (i) The pattern book adopted on August 8, 2005, by Ordinance No. 2005-25, as  
71 amended, is identified as the “West Villages Village District Pattern Book,” and is  
72 incorporated by reference as if fully set forth in this Code.

73

(b) Toledo Village Village District Pattern Book.

(i) The pattern book adopted on \_\_\_\_\_, 2023 by Ordinance No. 2023-\_\_\_\_\_, as amended, is identified as the "Toledo Village Village District Pattern Book," and is incorporated by reference as if fully set forth in this Code.

..."

**SECTION 4 – CONFLICTS**

4.01 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 5 – SEVERABILITY**

5.01 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 6 – CODIFICATION**

6.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

**SECTION 7 – EFFECTIVE DATE**

7.01 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 \_\_\_\_\_, 2023.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on \_\_\_\_\_, 2023.

CITY OF NORTH PORT, FLORIDA

\_\_\_\_\_  
BARBARA LANGDON  
MAYOR

ATTEST

\_\_\_\_\_  
HEATHER FAUST, MMC  
CITY CLERK

122 APPROVED AS TO FORM AND CORRECTNESS  
123  
124  
125 \_\_\_\_\_  
126 AMBER L. SLAYTON, B.C.S.  
127 CITY ATTORNEY  
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