



City of North Port

ORDINANCE NO. 2024-15

1 **AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO THE OFFICIAL**
2 **ZONING MAP; REPEALING ORDINANCE NO. 2010-15 AND THE OFFICIAL ZONING MAP,**
3 **AS AMENDED; ADOPTING A NEW OFFICIAL ZONING MAP PURSUANT TO CHAPTER 1,**
4 **ARTICLE II, SECTION 1.2.3. OF THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR**
5 **FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING**
6 **FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

7
8 **WHEREAS,** on June 14, 2010, the City Commission adopted the Official Zoning Map of the City of North
9 Port via Ordinance No. 2010-15; and

10 **WHEREAS,** over time, the City Commission has amended the Official Zoning Map numerous times in
11 concert with zoning changes and annexations; and

12 **WHEREAS,** on August 6, 2024, the City Commission repealed and replaced the Unified Land Development
13 Code via Ordinance Nos. 2024-13 and 2024-14, including establishment of zoning districts to provide for
14 consistency with the Comprehensive Plan; and
15

16 **WHEREAS,** replacement of the Official Zoning Map is necessary to provide for consistency with the
17 Comprehensive Plan and with the zoning districts established in the Unified Land Development Code; and
18

19 **WHEREAS,** Unified Land Development Code Section 1.2.3 incorporates the Official Zoning Map into the
20 land development regulations by reference; and
21

22 **WHEREAS,** the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly
23 noticed public hearing on July 18, 2024, to receive public comment on the subject matter of this ordinance
24 and to make its recommendation to the City Commission; and
25

26 **WHEREAS,** the City Commission of the City of North Port, Florida held properly noticed public hearings at first
27 and second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory
28 Board and to receive public comment on the subject matter of this ordinance; and
29

30 **WHEREAS,** the City Commission finds that its action serves the public health, safety, and welfare of the
31 citizens of the City of North Port, Florida.
32
33

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)(c), a business impact estimate was not required because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.
- 1.03 The City Commission finds the regulations in this ordinance to be consistent with the North Port Comprehensive Plan.
- 1.04 The City Commission finds that, pursuant to Section 14 of Chapter 2023-304, Laws of Florida, this amendment to the land development regulations is not more restrictive or burdensome than current regulations.
- 1.05 All identified exhibits are incorporated in this ordinance by reference.

SECTION 2 – REPEAL

- 2.01 Ordinance No. 2010-15 is repealed in its entirety.
- 2.02 The Official Zoning Map, as amended, is repealed in its entirety.

SECTION 3 – ADOPTION

- 3.01 As referenced in Unified Land Development Code Section 1.2.3., the City Commission hereby adopts the Official Zoning Map attached as Exhibit A.

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 such 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 on October 28, 2024.

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

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

CITY OF NORTH PORT, FLORIDA

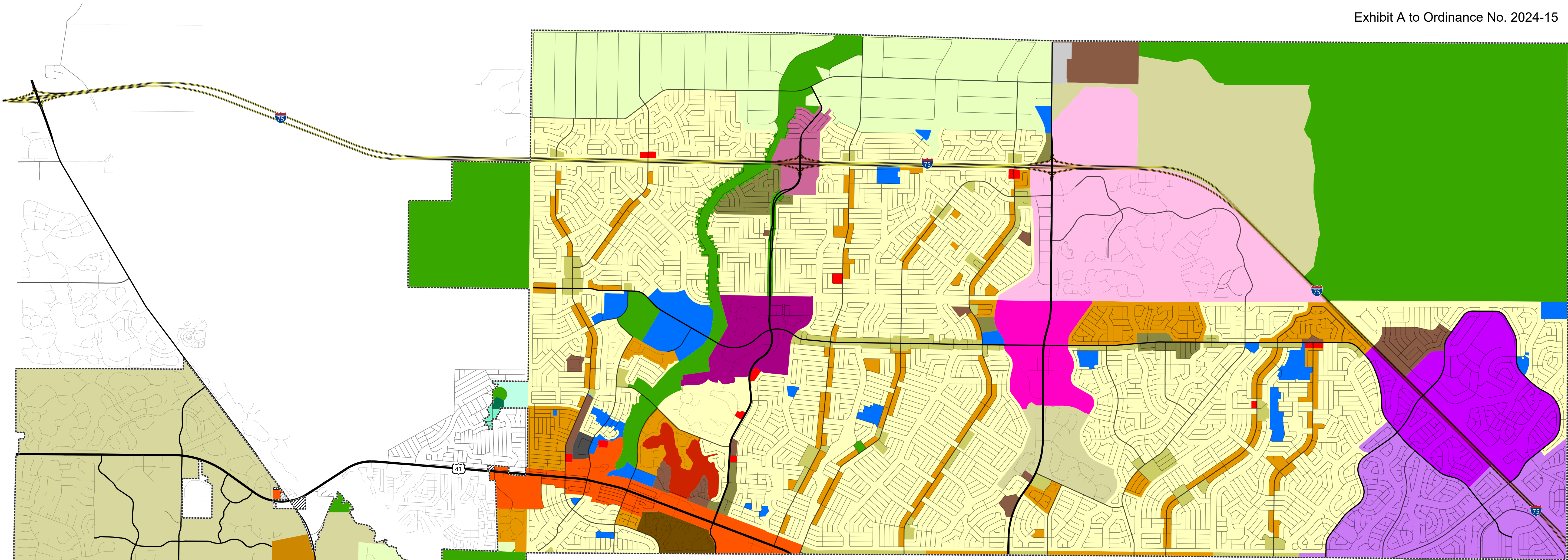
ALICE WHITE
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

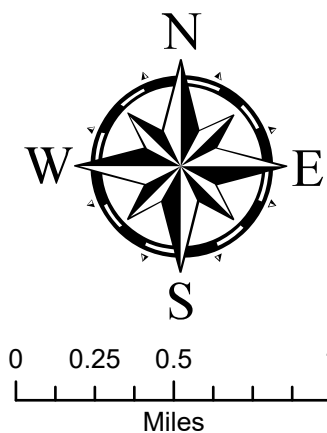
AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY



City of North Port, Florida

Official Zoning Map

Effective Date 10-28-2024, Ordinance 2024-15



Current Zoning Zoning District

- AC-1 : Activity Center 1
- AC-2 : Activity Center 2
- AC-3 : Activity Center 3
- AC-4 : Activity Center 4
- AC-5 : Activity Center 5
- AC-6 : Activity Center 6
- AC-7 : Activity Center 7
- AC-7A : Activity Center 7A
- AC-7B : Activity Center 7B
- AC-8 : Activity Center 8
- AC-9 : Activity Center 9
- AC-10 : Activity Center 10

- AG : Agricultural Estates
- C : Commercial
- COR : Corridor
- CT : Corridor, Transitional
- EC : Environmental Conservation
- GU : Government Use
- I-1 : Industrial, Light
- I-2 : Industrial, Heavy
- MH : Manufactured Housing
- R-1 : Residential, Low
- R-2 : Residential, Medium
- R-3 : Residential, Multi-family
- V : Village

Other

- No Zoning Designation

City of North Port

- City Boundary

Streets

Roadway functional classification

- Primary Arterial
- Arterial
- Collector
- Local
- Private