



City of North Port

ORDINANCE NO. 2023-13

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII. – V VILLAGE SECTION 53-213.A; ADOPTING AND INCORPORATING THE TOLEDO VILLAGE INDEX MAP 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 the Unified Land Development Code (ULDC);
3 and
4

5 **WHEREAS**, Chapter 53, Article XVIII Section 53-213.A of the ULDC regulates the Village District Index Map for
6 the village development; and
7

8 **WHEREAS**, Applicant Forestar (“Applicant”), represented by Tony Squitieri, filed Petition No. VP1-22-139,
9 requested approval of the Toledo Village Index Map for 2086± acres; and
10

11 **WHEREAS**, the Project consists of 11 parcels, generally located east of Toledo Blade Blvd., and a portion being
12 approximately one (1) mile north of the I-75 interchange; and
13

14 **WHEREAS**, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly
15 noticed public hearing on _____, 2023 to receive public comment on the subject matter of this
16 ordinance and to make its recommendation to the City Commission; and
17

18 **WHEREAS**, the City Commission of the City of North Port held properly noticed public hearings at the first
19 and second reading of this ordinance, reviewed the recommendations of the Planning and Zoning Advisory
20 Board, and received public comment; and
21

22 **WHEREAS**, the City Commission finds that the ordinance serves the public health, safety, and welfare of
23 the citizens of the City of North Port, Florida.
24

25 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**
26

27 **SECTION 1 – FINDINGS**

- 28
- 29 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 30
- 31 1.02 The City Commission finds this ordinance to be consistent with the North Port Comprehensive
- 32 Plan.
- 33
- 34 1.03 The City Commission makes the following additional findings:
- 35
- 36 a. This Toledo Village Index Map is consistent with Chapter 53 of the ULDC for the Village zoning
- 37 district.
- 38
- 39 b. This Village District Index Map meets the minimum requirements of ULDC Section 53-
- 40 213.A.(4).
- 41
- 42 1.04 All identified exhibits are incorporated in this ordinance by reference.
- 43

44 **SECTION 2 – ADOPTION OF TOLEDO VILLAGE INDEX MAP**

- 45
- 46 2.01 The City Commission hereby approves and adopts the Toledo Village Index Map attached as
- 47 "Exhibit A."
- 48

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

- 50
- 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 A. Village Index Map.
- 60 ...

61 ~~(2) Incorporation into Unified Land Development Code. The village index map and~~
 62 ~~applicable conditions adopted by Ordinance No. 2019-24 on July 23, 2019 and as may~~
 63 ~~be amended in the future, shall be identified as the "West Villages Index Map" and is~~
 64 ~~incorporated by reference as if fully set forth herein. All parcels of land developed~~
 65 ~~within the project boundary depicted on the West Villages Index Map shall be subject~~
 66 ~~to and governed by the West Villages Village District Pattern Book and the West~~
 67 ~~Villages Index Map.~~

68

69 (2) Incorporation into Unified Land Development Code. The following village index maps
 70 have been adopted and incorporated into this Code.

- 71
- 72 (a) The West Villages (AKA Wellen Park) Index Map.
- 73

74 (i) The village index map with applicable conditions adopted by Ordinance No.
75 2019-24 on July 23, 2019, as amended, is identified as the "West Villages
76 Index Map," and is incorporated by reference as if fully set forth in this Code.
77 All parcels of land developed within the project boundary depicted on the
78 West Villages Index Map are subject to and governed by the West Villages
79 Village District Pattern Book and the West Villages Index Map.

80
81 (b) Toledo Village Index Map.

82
83 (i) The village index map and applicable conditions adopted by Ordinance No.
84 2023- on , 2023, and as may be amended in the future, is
85 identified as the "Toledo Village Index Map," and is incorporated by reference
86 as if fully set forth in this Code. All parcels and land developed within the
87 project boundary depicted on the Toledo Village Index Map are subject to
88 and governed by the Toledo Village Village District Pattern Book and the
89 Toledo Village Index Map.

90
91 ~~(3) Maintenance of map. Within thirty (30) business days after the city commission~~
92 ~~adopts an ordinance amending the West Villages Index Maps, the changes shall be~~
93 ~~entered promptly on the Map, along with a reference that: "On _____, the~~
94 ~~City Commission adopted Ordinance No. ____, approving this amended West Villages~~
95 ~~Index Map," to which the City Clerk shall attest. The official, most up to date West~~
96 ~~Villages Index Maps shall be maintained by and located in the Planning Division of the~~
97 ~~Neighborhood Development Services Department.~~

98
99 (3) Maintenance of map. The department responsible for land development services will
100 maintain the official village index maps. Within thirty (30) business days after the city
101 commission adopts an ordinance amending a village index map, the changes shall be
102 entered on the map, including the date of adoption, the ordinance number, and the
103 attestation of the City Clerk.

104 ..."

105
106 **SECTION 4 – CONFLICTS**

107
108 4.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in
109 whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

110
111 **SECTION 5 – SEVERABILITY**

112
113 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase,
114 or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be
115 deemed a separate, distinct, and independent provision and will not affect the validity of the
116 remaining portions of the ordinance.

117

118 **SECTION 6 – CODIFICATION**

119
120 6.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any
121 additional codification information and notations appear in *italics*. These editorial notations are
122 not intended to appear in the codified text.

123
124 **SECTION 7 – EFFECTIVE DATE**

125
126 7.01 This ordinance takes effect immediately upon adoption.

127
128
129 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public
130 session on _____, 2023.

131
132 ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in
133 public session on _____, 2023.

134
135 CITY OF NORTH PORT, FLORIDA

136
137
138 _____
139 BARBARA LANGDON
140 MAYOR

141
142 ATTEST

143
144
145 _____
146 HEATHER FAUST, MMC
147 CITY CLERK

148
149
150 APPROVED AS TO FORM AND CORRECTNESS

151
152
153 _____
154 AMBER L. SLAYTON, B.C.S.
155 CITY ATTORNEY

156