



City of North Port

ORDINANCE NO. 2019-39

1 **AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO TXT-19-167,**
2 **AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO ADD ± 19.2 ACRES LOCATED**
3 **NORTH OF INTERSTATE 41 AND WEST OF TOLEDO BLADE BOULEVARD TO ACTIVITY**
4 **CENTER #4 - PANACEA BY AMENDING CHAPTER 55 ACTIVITY CENTER DESIGN**
5 **REGULATIONS, FIGURE 55-1 AND AMENDING THE URBAN DESIGN STANDARDS**
6 **PATTERN BOOK MAP FOR ACTIVITY CENTER #4; PROVIDING FOR FINDINGS; PROVIDING**
7 **FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;**
8 **PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

9 **WHEREAS,** Chapter 55 of the Unified Land Development Code ("ULDC") sets forth regulations for
10 development within the City's Activity Centers; and

11 **WHEREAS,** the City of North Port Urban Design Standards Pattern Book ("UDSPB") provides supplemental
12 requirements for development within Activity Centers; and

13 **WHEREAS,** Ordinance No. 2019-34 re-designated the future land use of a ± 19.2 acre area located north
14 of Interstate 75 and west of Toledo Blade Boulevard, from Agricultural to Activity Center; and

15 **WHEREAS,** petition TXT-19-167 requests that Activity Center #4 be expanded to include this property; and

16 **WHEREAS,** on October 3, 2019, the City of North Port Planning and Zoning Advisory Board, designated as
17 the Local Planning Agency, held a properly-noticed public hearing to receive public comments on the
18 revisions to the ULDC and UDSPB; and

19 **WHEREAS,** on October 22, 2019 the City Commission held a duly noticed public hearing at which time all
20 interested parties had an opportunity to appear and be heard and the City Commission considered all
21 relevant evidence presented, as well as the Planning and Zoning Advisory Board's recommendations; and

22 **WHEREAS,** the City Commission has determined that the proposed amendments are consistent with the
23 Comprehensive Plan and serve the public health, safety, and welfare of the citizens of the City of North
24 Port, Florida.

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

SECTION 1 – FINDINGS

- 1.01. The recitals outlined above are incorporated by reference as findings of fact as if expressly set forth herein.

SECTION 2 – ADOPTION

- 2.01 The City Commission hereby approves and adopts the following amendments to the Unified Land Development Code:

"Chapter 55 ACTIVITY CENTER DESIGN REGULATIONS

...

Sec. 55-4. General

...

Fig. 55-1 (*To be replaced in its entirety with the map identified as "Exhibit A," attached hereto and incorporated as if set forth herein.*)

..."

- 2.02 The City Commission hereby approves and adopts an amendment to the Urban Design Standards Pattern Book by replacing the Activity Center #4 - Panacea map as shown in "Exhibit B," attached hereto and incorporated as if set forth herein.

SECTION 3 – CONFLICTS

- 3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance or portions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 4 – SEVERABILITY

- 4.01 If any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5 – CODIFICATION

- 5.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Additional codification information and notations appear in *italics*. These editorial notations shall not appear in the codified text.

SECTION 6 – EFFECTIVE DATE

- 6.01 This ordinance shall take effect upon the effective date of Ordinance No. 2019-150, regarding Amendment No. CPAL-19-034 to the Comprehensive Plan. No development order or development permits dependent on this ordinance may be issued before it has become effective.

60 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public
61 session on the _____ day of _____ 2019.

62 PASSED and DULY ADOPTED by the City Commission of the City of North Port, Florida, on the second and
63 final reading in public session this _____ day of _____ 2019.

CITY OF NORTH PORT, FLORIDA

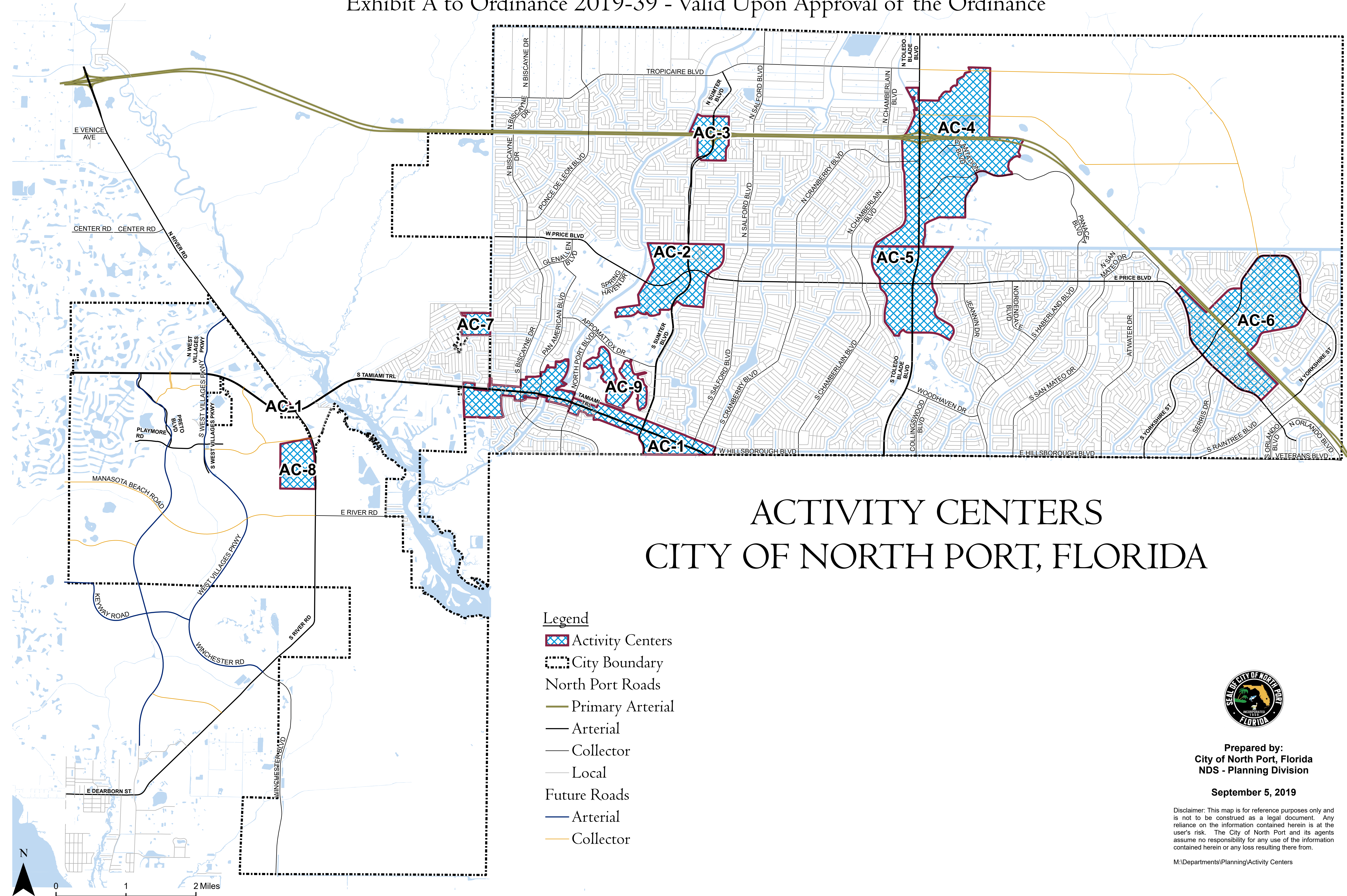
CHRISTOPHER HANKS
MAYOR

ATTEST

HEATHER TAYLOR
ACTING CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY



Prepared by:
City of North Port, Florida
NDS - Planning Division

September 5, 2019

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 there from.

