



City of North Port

ORDINANCE NO. 2024-26

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE VILLAGE E VILLAGE DISTRICT PATTERN PLAN (WEST VILLAGES AKA WELLEN PARK); AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO REFERENCE THE AMENDED VILLAGE DISTRICT PATTERN PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

1 **WHEREAS**, the City of North Port, Florida is committed to planning and managing the future growth and
2 development of the City by adhering to its Comprehensive Plan and Unified Land Development Code
3 (“ULDC”); and

4 **WHEREAS**, on July 23, 2019, the City Commission adopted Ordinance No. 2019-25, establishing the Village
5 E Village District Pattern Plan; and

6
7 **WHEREAS**, Applicant Jackson R. Boone, Esq., agent on behalf of Sarasota County Public Hospital District
8 (“Applicant”), filed Petition No. VPA-24-078, requesting the amendment of the Village E Village District
9 Pattern Plan; and

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11 **WHEREAS**, on June 27, 2024, Applicant held noticed neighborhood meeting(s) related to this pattern plan;
12 and

13
14 **WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on
15 July 11, 2024 and made its recommendation to the City Commission; and

16 **WHEREAS**, the City Commission held properly-noticed public hearings at first and second reading of this
17 ordinance, at which time all interested parties had an opportunity to appear and be heard, and the City
18 Commission considered all relevant evidence presented, as well as the Planning and Zoning Advisory
19 Board’s recommendation; and

20 **WHEREAS**, the City Commission finds that competent substantial evidence supports the findings and
21 actions herein; and

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

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

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27 **SECTION 1 – FINDINGS**

28

29 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

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31 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required
32 because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating
33 to growth policy, county and municipal planning, and land development regulation, including
34 zoning, development orders, development agreements, and development permits.

35

36 1.03 The City Commission finds the regulations in this ordinance to be consistent with the North Port
37 Comprehensive Plan.

38

39 1.04 The City Commission makes the following additional findings:

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41 a. This amended Village District Pattern Plan is consistent with the ULDC, including Chapter 53,
42 which provides the minimum requirements of the Village zoning district.

43

44 b. This amended Village District Pattern Plan meets all requirements of ULDC Section 53-214,
45 which provides the minimum requirements of a Village District Pattern Plan.

46

47 c. This amended Village District Pattern Plan is consistent with the West Villages Village District
48 Pattern Book and the West Villages Index Map.

49

50 1.05 The City Commission finds that, pursuant to Section 14 of Chapter 2023-304, Laws of Florida, this
51 amendment to the land development regulations is not more restrictive or burdensome than
52 current regulations.

53 1.06 This amendment is made pursuant to VPA-24-078, filed by applicant Jackson R. Boone, Esq. Agent
54 on behalf of Sarasota County Public Hospital District. The associated application was initiated by
55 a private party, other than the City of North Port, Florida. The property that is the subject of the
56 application is owned by the initiating private party.

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58 1.07 All identified exhibits are incorporated in this ordinance by reference.

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60 **SECTION 2 – ADOPTION**

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62 2.01 The City Commission hereby approves and adopts the amended Village E Village District Pattern
63 Plan attached as “Exhibit A.”

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65 2.02 Chapter 53 of the Unified Land Development Code is amended to read as follows:

66

67 **“Chapter 53 – ZONING REGULATIONS**

68 . . .

69 **ARTICLE XVIII. – V VILLAGE**

70 . . .

71 **Sec. 53-214. – Village District Pattern Plan (VDPP) process.**

72 ...

F. Incorporation into the Unified Land Development Code. The following VDPPs have been approved by the City Commission and are incorporated by reference as if fully set forth herein.

...

(e) Village E Village District Pattern Plan (West Villages AKA Wellen Park), as approved on July 23, 2019, Ordinance No. 2019-25 (Petition No. VDC-17-159); and

(i) Village E Village District Pattern Plan (West Villages AKA Wellen Park) as amended on August 6, 2024, Ordinance No. 2024-26 (Petition No. VPA-24-078);

..."

SECTION 3 – CONFLICTS

3.01 In the event of any conflicts between the provision of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance shall prevail to the extent of the conflict.

SECTION 4 – SEVERABILITY

4.01 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 5 – CODIFICATION

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

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance shall take 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 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

122 ATTEST

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HEATHER FAUST, MMC

127 CITY CLERK

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130 APPROVED AS TO FORM AND CORRECTNESS

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134 _____
AMBER L. SLAYTON, B.C.S.

135 CITY ATTORNEY