



US-41 & Tamiami Trail Voluntary Annexation

- Petition No. ANX-23-129, Ordinance No. 2024-02
 - Presented by: The Planning & Zoning Division
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Overview:

Applicant: Martin Black (Agent)

Property Owner: SRI GMR Properties, LLC

Request: Voluntary Annexation of ± 2.491 acres.

Location: Located at the northwest corner of S. Tamiami Trail (US-41) and N. River Road.



Background:

- The property is within the City's Future Annexation Area, meaning it has been designated to be considered for annexation since 1997.
- The property currently has the Sarasota County zoning designation of OUE1 – Open Use Estate (1 unit/5 acres) = OUE and the Sarasota future land use designation of "Rural."



Additional Applications:

- Any petition to change the future land use of the property would first have to go through Sarasota County approvals following the County Charter, as there is no longer an active Joint Planning Agreement between the City of North Port and Sarasota County.
- Sarasota County Charter Section 3.3 addresses lands lying outside the Sarasota Service boundary area.



Additional Applications:

- Per the County Charter County Board of Commissioners must approve all changes to the future land use designation of all lands lying outside of the service boundary area regardless of whether some or all the lands are located within a municipality.
- Then, follow the County process to establish a County future land use designation similar to the land use designation that the City will apply to the property.



Additional Applications:

- Comprehensive plan amendment and a rezoning to apply both the City of North Port future land use designation of Activity Center and a zoning designation of Planned Community Development (PCD) to develop the property.



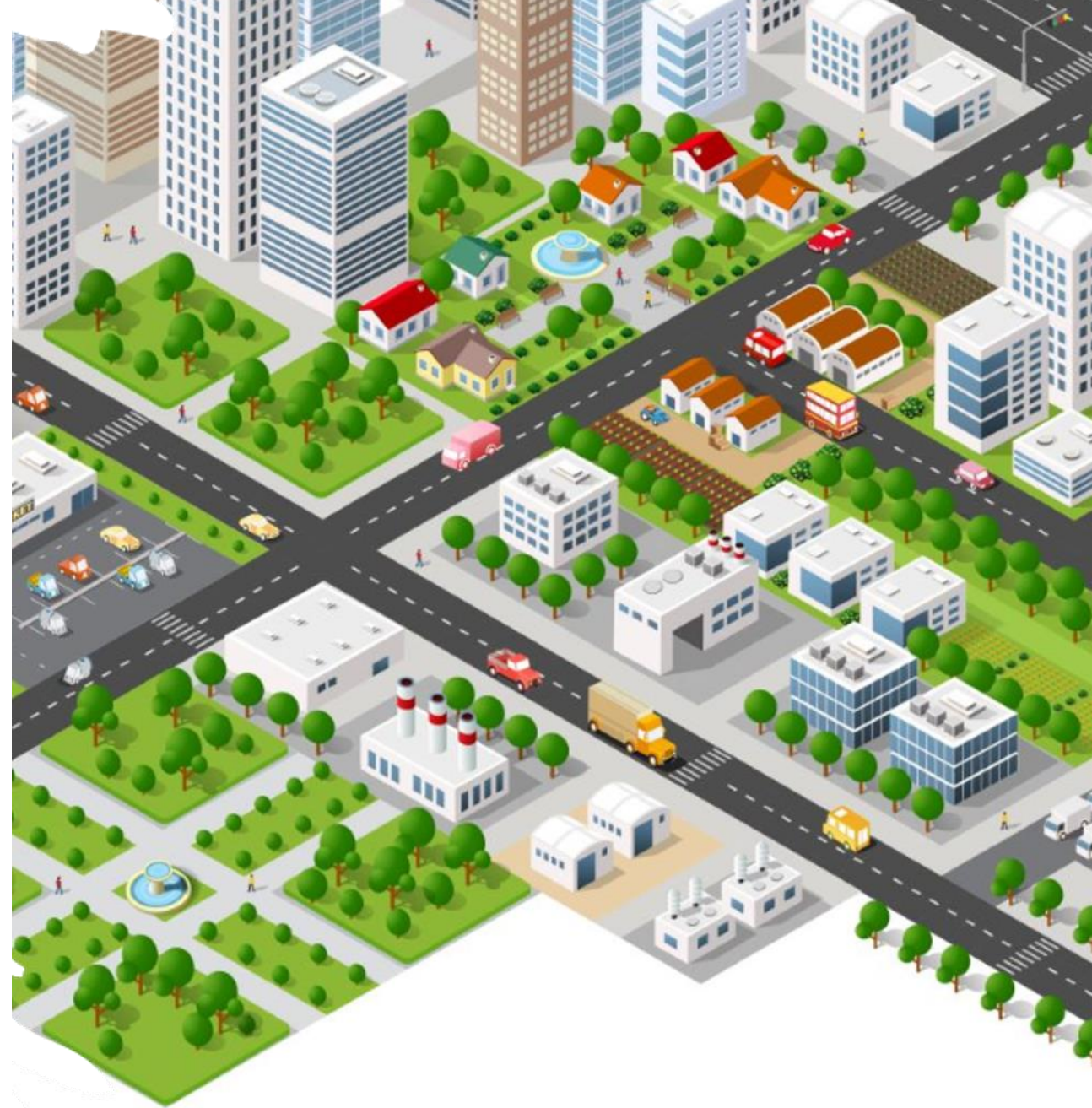
Staff Review:

- Management Team has reviewed the application, and all applicable departments reviewed and provided the following comments.
- City Attorney has reviewed Ordinance 2024-02 as to form and correctness.

Staff Review Summary	
NDS- Building Arborist	No Objection
Finance	No Objection
Fire/Rescue	Meets Requirements with Conditions ⁱ
NDS-Planning and Zoning	No Objection
Parks and Recreation	No Objection
Public Works/P&Z Environmental	No Objection
Public Works Engineering	No Objection ⁱⁱ
Public Works Stormwater	Meets Requirements with Conditions ⁱⁱⁱ
Public Works Solid Waste	No Objection
Utilities	Meets Requirements with Conditions ^{iv}

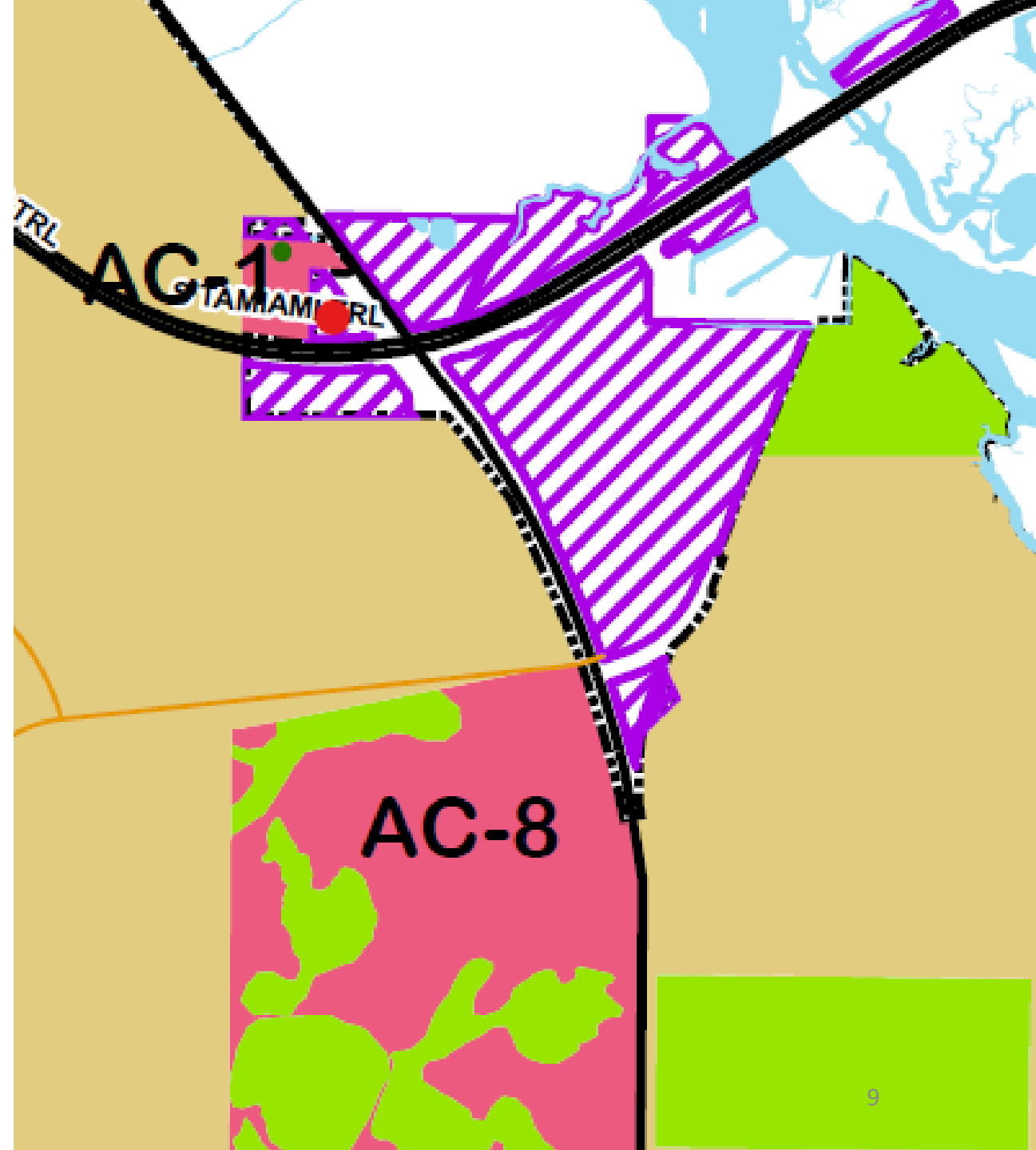
Florida Statutes Chapter 171, Part 1 Voluntary Annexation:

- Ordinance No. 2024-02 was advertised according to the above state statute requirements on January 23, 2024, and January 30, 2024.
- A copy of the notice was sent to the Sarasota County Board of County Commissioners via certified mail on January 16, 2024.



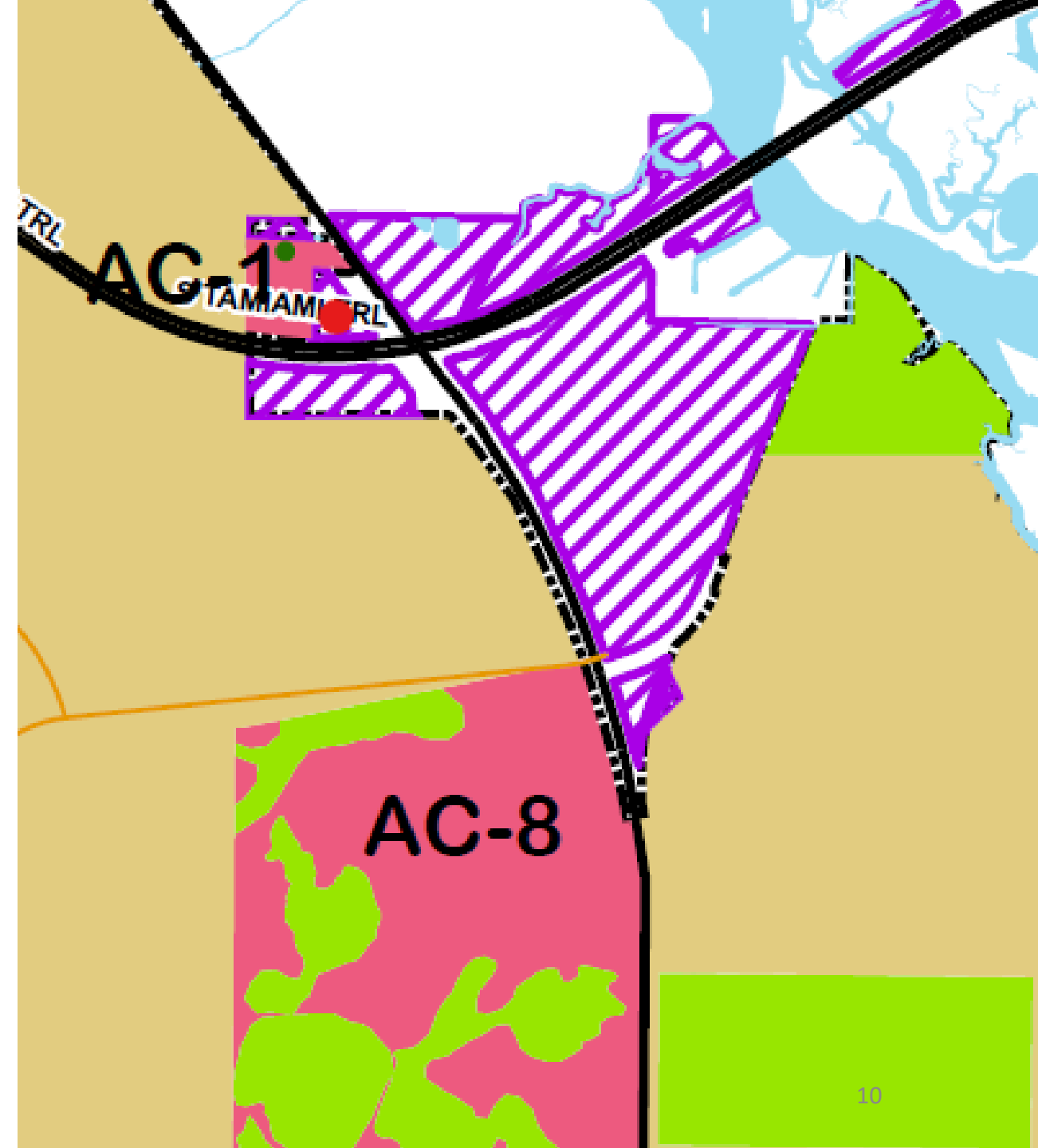
Comprehensive Plan Date & Analysis:

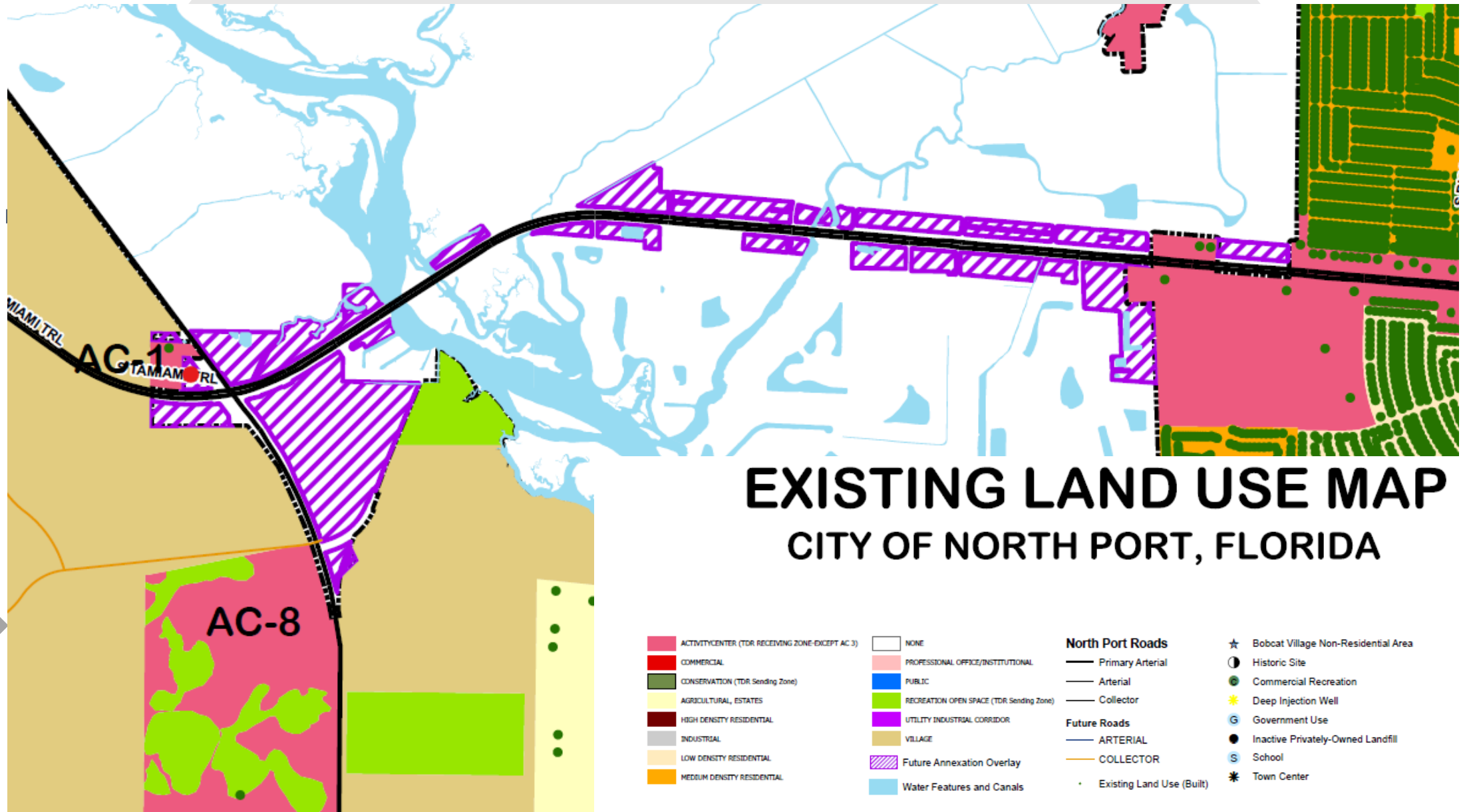
- Future Land Use Element, Chapter 2, Policy 2.1.7 - Encourages voluntary annexations in Sarasota County between Warm Mineral Springs and the eastern boundary of the West Village Improvement District (fka Thomas Ranch) in order to expand the City's tax base and Activity Center #1.
- Property is located in the voluntary annexation area.
- Property will be rezoned PCD.



Comprehensive Plan Data & Analysis:

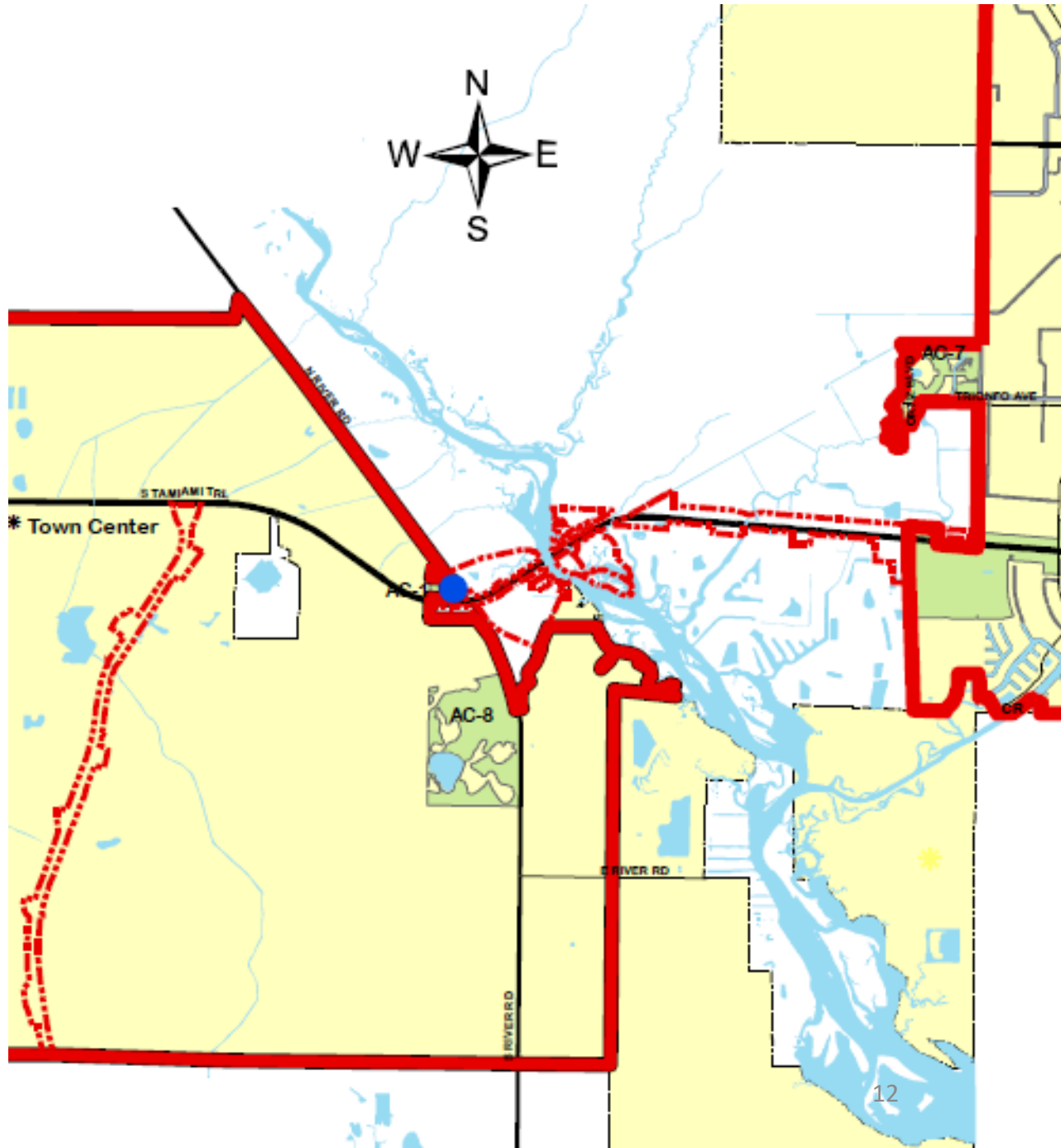
- **Future Land Use Policy 2.1.13:** Policy 2.1.13 identifies potential annexation areas 1A, 1B, and 1C on Map 1. It also states that upon annexation, the City shall recommend a future land use designation of 'Activity Center 1' be applied through a comprehensive plan amendment.
- At the time a comprehensive plan amendment is submitted for this property, it will be required to be consistent with this policy.





Comprehensive Plan Data & Analysis:

- Future Land Use Policy 6.6.2: Upon annexation of contiguous lands along US 41 as shown in Map 1 FLU Policy 2.1.13, the properties identified as Future Annexation Area/Future Urban Service Area Boundary will be eligible for urban services allowed by the USB.
- The subject property is located within the Urban Service Area Boundary.



Comprehensive Plan Data & Analysis:

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- Utilities has provided a willingness to serve letter.
 - Fire and Police Substation is within 2 ½ miles.



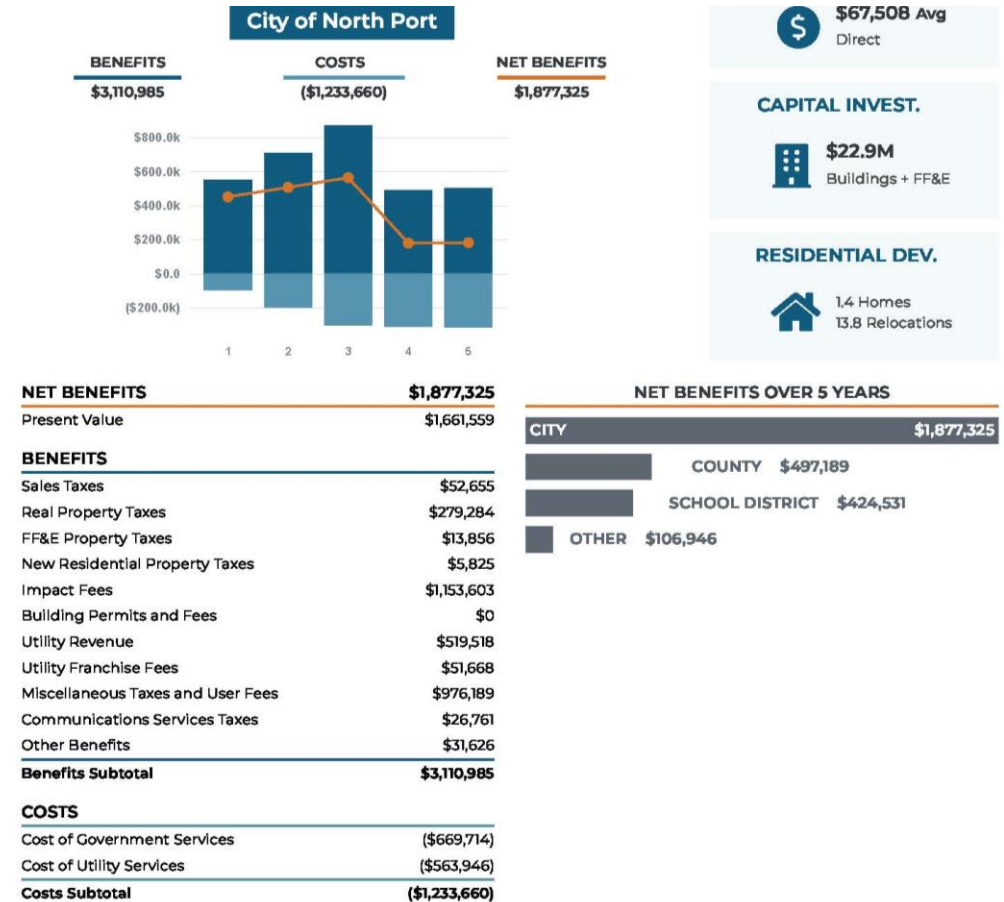
ULDC:

- Unified Land Development Code (ULDC) Chapter 53—Zoning Regulations, Article 1—Map; Boundaries, Section 22—Annexations.
- Zoning map will change to include the annexed parcel with NZD.
- Non-emergency Ordinance No. 2024-02.
- Consistent with ULDC Sec. 53-22.



Fiscal Impact Analysis:

- Over five years, a net benefit of \$1,877,325 is realized.
- Assumption this development would be done at its highest intensity for each of the allowed uses as permitted in the PCD zoning district.



Notice to property owners:

- Per ULDC Section 53-22 H. (2) (a) Notice of the public hearings was mailed to property owners within 1,320 feet of the subject property on January 16, 2024.



4970 City Hall Boulevard
North Port, FL 34286

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR THE VOLUNTARY ANNEXATION OF CERTAIN PROPERTY INTO THE CITY OF NORTH PORT

NOTICE IS HEREBY GIVEN, pursuant to Chapters 171, Part I of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida, and Section 53-22, of the Unified Land Development Code (ULDC), that the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) will hold a public hearing for consideration of voluntary annexation of ± 2.67 acres of land into the City of North Port via ANX-23-129 on **Thursday, January 4, 2024, at 9:00 a.m.** or as may be continued thereafter.

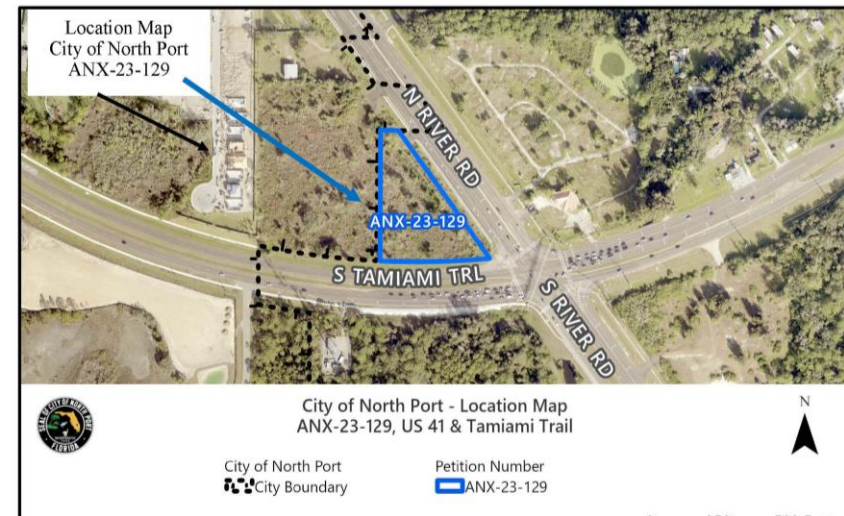
A Public Hearing for the first reading of Ordinance No. 2024-02 will be held before the North Port City Commission on **Tuesday, January 23, 2024, at 6:00 p.m.**, or as soon thereafter as the matter may be heard to consider Ordinance No. 2024-02.

The second reading and final reading by the City Commission will be held on **Tuesday, February 13, 2024, at 10:00 a.m.** or as may be continued at the discretion of the Commission. The proposed annexation ordinance is described as follows:

Ordinance No. 2024-02: An Ordinance of the City of North Port, Florida, Annexing ± 2.67 acres of real property located on the Northwest corner of North River Road and South Tamiami Trail in the unincorporated area of Sarasota County, Florida and contiguous to the existing city limits of the City of North Port, Florida, redefining the boundary lines of the City of North Port to include the property; providing for findings; providing for annexation; amending the official zoning map, providing for assessment and taxation; providing for filing of documents; providing for conflicts; providing for severability; and providing an effective date.

All Public Hearings will be held in the **North Port City Hall Commission Chambers located on the second floor, 4970 City Hall Boulevard, North Port, Florida, 34286.**

«NAME1»
«NAME_ADD2»
«NAME_ADD3»
«NAME_ADD4»
«NAME_ADD5»
«CITY», «STATE», «ZIP»
«COUNTRY»





Thank you!