



# City of North Port

## ORDINANCE NO. 2024-16

**AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, SECTION 2.82. – QUASI-JUDICIAL MATTERS, TO PROVIDE FOR CONSISTENCY WITH THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on August 6, 2024, the City Commission adopted Ordinance No. 2024-13, repealing the Unified Land Development Code (ULDC), Chapters 1, 5, 9, 13, 14, 17, 18, 21, 25, 28, 33, 37, 41, 45, 49, 53, 54, 55, 57, 58, 59, 60, and 61, and replacing those chapters with Chapters 1 through 4 and 6, and Appendices; and

**WHEREAS**, the ULDC identifies new development application types and specifies application types that are subject to quasi-judicial proceedings; and

**WHEREAS**, the City Commission finds that these amendments serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

**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 In accordance with Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City’s website on or before the date the newspaper published notice of this ordinance’s final reading.

### **SECTION 2 – ADOPTION**

- 2.01 Chapter 2 of the Code of the City of North Port, Florida is hereby amended as follows:

**“Chapter 2 – ADMINISTRATION**

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**ARTICLE III. – QUASI-JUDICIAL PROCEEDINGS**

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**Sec. 2.82. – Quasi-judicial matters.**

(a) Matters that are quasi-judicial in nature involve the actions of public officials who are required to ~~investigate facts, or~~ ascertain the existence of facts, hold hearings, weigh evidence, and draw conclusions from such facts, as a basis for their official action, and to exercise discretion of a judicial nature and any other decision involving the implementation, rather than formation, of city policy. Quasi-judicial matters include, but may not necessarily be limited to the following:

~~(1) Site specific rezoning of land which rezoning will have an impact on a limited number of persons or property owners where the decision is contingent on fact(s) arrived at from distinct alternatives presented at a hearing and where the decision can be functionally viewed as policy application rather than policy setting;~~

~~(2) Applications for special exceptions or amendments thereto;~~

~~(3)~~(1) Hearings on code enforcement violations by the code enforcement board or hearing officer;

~~(4) Applications for preliminary and final plats;~~

~~(5) Variances from the application of the land development code;~~

~~(6) Appeals from an administrative determination by the director of development services or any city official interpreting the provisions of the land development code;~~

~~(7)~~(2) Hearings on applications for disability or service retirements before the board of trustees of the North Port Police Officers and Firefighters Pension Fund; ~~and~~

~~(8) Vacation of easements.~~

(3) Appeals to the zoning hearing officer regarding development applications types where the staff of the planning & zoning division or the ULDC administrator is the decision-maker pursuant to Unified Land Development Code Chapter 2, Article II;

(4) Appeals to the zoning hearing officer regarding the ULDC administrator's interpretation of the Unified Land Development Code that apply to a specific property;

(5) Appeals to the Planning & Zoning Advisory Board regarding the ULDC administrator's interpretations of the North Port Comprehensive Plan that apply to a specific property; and

(6) Hearings regarding development applications and amendments identified as quasi-judicial pursuant to Unified Land Development Code Chapter 2, Article II:

a. Division of Land – Subdivision, Minor and Subdivision, Preliminary Plat;

b. Master Concept Plan;

- c. Rezone;
- d. Public Art (when City Commission is the decision-maker);
- e. Special Exceptions;
- f. Vacations;
- g. Variances, Major; and
- h. Waivers.

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### **SECTION 3 – CONFLICTS**

3.01 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 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 ~~strikethrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

### **SECTION 6 – EFFECTIVE DATE**

6.01 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

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ALICE WHITE  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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