

July 1, 2024

The Honorable Alice White
Mayor, City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

Dear Mayor White:

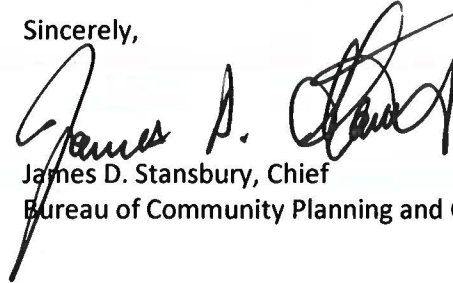
The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of North Port (Amendment No. 24-01ESR) received on June 4, 2024. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Matthew Preston, Planning Analyst, by telephone at (850)-717-8490 or by email at matt.preston@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /sr

Enclosure(s): Procedures for Adoption

cc: Lori Barnes, Assistant Director, Development Services Department, City of North Port
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldeo.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Lori Barnes

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Tuesday, July 2, 2024 12:36 PM
To: Lori Barnes; DCPexter@commerce.fl.gov
Cc: Plan_Review
Subject: [EXTERNAL] North Port 24-01ESR Proposed

EXTERNAL EMAIL: This email is from an external source! Be careful of

To: Lori Barnes, AICP, CPM, Assistant Director

Re: North Port 24-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



From: [McCaughey, Erica](#)
To: [Lori Barnes](#)
Subject: [EXTERNAL] Proposed CPA 24-01 North Port
Date: Tuesday, June 25, 2024 3:34:31 PM
Attachments: [Outlook-prjpnrzc.png](#)



Good afternoon Lori,

FDOT has reviewed the proposed amendment for the City of North Port pursuant to Section 163.3184(3), Florida Statutes. The proposed CPA is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance. If you need technical assistance with suggestions best practices for land use and transportation, please reach out for any questions.

We appreciate the opportunity to review the proposed amendment.

Erica McCaughey, M.P.A.

Community Planner
Complete Streets Coordinator
Florida Department of Transportation - District 1
10041 Daniels Parkway
Fort Myers, FL 33913
Cell: 863-270-5878





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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

Ed Armstrong
Chair, Pinellas

Michelle Williamson
Vice Chair, Hillsborough

John Mitten
Secretary, Hernando, Marion

Jack Bispham
Treasurer, Manatee

Kelly S. Rice
Former Chair, Citrus, Lake,
Levy, Sumter

Joel Schleicher
Former Chair, Charlotte,
Sarasota

Ashley Bell Barnett
Polk

John Hall
Polk

James Holton
Pinellas

Dustin Rowland
Pasco

Robert Stern
Hillsborough

Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

June 19, 2024

Ms. Lori Barnes, AICP, CPM
Planning & Zoning Division Manager
City of North Port
4970 City Hall Boulevard
North Port, FL 34286

Subject: **North Port 24-1ESR**

Dear Ms. Barnes:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. We are not forwarding any comments for consideration.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG
cc: Barbara Powell, FDC

June 5, 2024

RESPONSE VIA EMAIL ONLY

Ms. Lori Barnes, AICP, CPM
Assistant Director
City of North Port
Development Services Department
4970 City Hall Boulevard
North Port, Florida 34286

RE: CPAL-24-057

Dear Ms. Barnes:

Thank you for submitting the proposed comprehensive plan amendment for the City of North Port. This amendment package will be reviewed pursuant to the Expedited State Review process. The reference number for this amendment package is 24-01ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than July 4, 2024.

Pursuant to 163.3184(3)(c)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(3)(c)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the second public hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2.

If you have any questions, please contact me at (850) 717-8491 or by email at donna.harris@commerce.fl.gov. You may also contact Scott Rogers, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8510.

Sincerely,



Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/

cc: External Agencies



June 4, 2024

State Land Planning Agency
Florida Department of Commerce, Bureau of Comprehensive Planning
Attention: Ms. Barbara Powell, Plan Processing Administrator
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120

RE: Transmittal of Proposed Comprehensive Plan Amendment for Expedited Review
(CPAL-24-057 Amendments associated with Unified Land Development Code Update)

Ms. Powell:

The City of North Port Commission hereby transmits to the Florida Department of Economic Opportunity Comprehensive Plan Amendment CPAL-24-057 for review and comment. The Planning and Zoning Advisory Board, acting as the City's Local Planning Agency, held a public hearing for the amendment on May 16, 2024, and recommended approval of the amendment. On May 28, 2024, the North Port City Commission held a public hearing, and approved the Comprehensive Plan Amendment for transmittal to the Florida Department of Commerce for review and comment with direction to incorporate the following revisions for the adoption hearing:

- Future Land Use Element: Remove all reference to 0.5 mile and 1.5 mile in medium and high-density corridor descriptions or to clarify intent and purpose of contiguity.
- Future Land Use Map. Change the parcel commonly referred to as Italy Avenue from medium density corridor designation to public/institutional designation.

CPAL-24-057 is an amendment to the City of North Port Comprehensive Plan, including amending the future land use element, repealing, and replacing the future land use map, and amending several other elements to provide for consistency between the comprehensive plan and the unified land development code, which the City is currently updating. This amendment is not applicable to an area of critical state concern.

All files of the transmittal package are submitted as pdf with this letter electronically through the submittal portal. By this letter, we certify that one copy of the transmittal materials has been submitted simultaneously to the following agencies:

- Florida Department of Education
- Florida Department of Environmental Protection
- Florida Department of State, Bureau of Historic Preservation
- Florida Department of Transportation
- Southwest Florida Regional Planning Council
- Southwest Florida Water Management District

- Planning and Development Services, Sarasota County
- Sarasota County School District (per request)

The amendment is anticipated to be heard for adoption in August, following receipt of the comment letter from the State Land Planning Agency.

If you have any questions concerning the comprehensive plan amendment, please contact Lori Barnes, Assistant Director of Development Services, at lbarnes@northportfl.gov, City of North Port, Florida, Development Services, Planning & Zoning Division, 4970 City Hall Boulevard, North Port, Florida 34286, (941) 429-7221.

Sincerely,

Lori Barnes

Lori Barnes, AICP, CPM
Assistant Director, Development Services Department

Attachments (5)

1. Cover Memo to City of North Port Planning & Zoning Advisory Board
 2. Cover Memo to City of North Port City Commission (Transmittal Hearing)
 3. Proposed Ordinance 2024-09 with Exhibits A (FLUE) and B (FLUM)
 4. Supplemental Data and Analysis
 5. Redline/Strike-Through of Comprehensive Plan Amendments
 6. Current (Existing) Future Land Use Map
- c: A. Jerome Fletcher II, ICMA-CM, City Manager, City of North Port
Donna Harris, Senior Plan Processor, Florida Commerce, Bureau of Comprehensive Planning
ComprehensivePlans@Commerce.fl.gov
Morgan Runion, AICP, Department of Education CompPlans@fldoe.org
Plan Review, Florida Department of Environmental Protection, Office of Intergovernmental Programs Plan.Review@dep.state.fl.us
Alissa S. Lotane, State Historic Preservation Officer, Florida Department of State, Bureau of Historic Preservation CompliancePermits@DOS.MyFlorida.com
Vitor Suguri, Growth Management Coordinator, Florida Department of Transportation, District One D1-PlanningReviews@dot.state.fl.us
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council
mwuerstle@swfrpc.org
Jim Golden, AICP, Southwest Florida Water Management District
James.Golden@watermatters.org
Matthew R. Osterhoudt, Director, Planning and Development Services, Sarasota County
mosterho@scgov.net

Sarasota County School District, Superintendent of Schools, Terry Conner
terry.conner@sarasotacountyschools.net

Sarasota County School District, Director of Planning, Diane Cominotti
diane.cominotti@sarasotacountyschools.net