



## City of North Port

### ORDINANCE NO. 2019-14

**AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO CPAL 19-028, AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP 2-7 AND EXISTING LAND USE MAP 2-8 TO CHANGE THE DESIGNATION OF A ± 12.00 ACRE AREA LOCATED SOUTH OF U.S. 41 AND EAST OF THE STATE COLLEGE OF FLORIDA CAMPUS IN THE WEST VILLAGES FROM “PUBLIC” TO “VILLAGE”; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of North Port is committed to planning and managing the future growth and development of the City; and

**WHEREAS**, Pursuant to Article VIII, Section 2(b) of the Constitution of the State of Florida, the North Port City Charter, and the Community Planning Act, Florida Statutes Sections 163.3161, *et. seq.*, , the City of North Port is authorized and required to adopt a Comprehensive Plan; and

**WHEREAS**, the City Commission of the City of North Port adopted the North Port Comprehensive Plan, Ordinance No. 89-3, as amended; and

**WHEREAS**, on June 14, 2010, the City Commission enacted the updated Unified Land Development Code which regulates all land uses within the City of North Port, by Ordinance No. 10-14; and

**WHEREAS**, on July 27, 2015, the City Commission adopted Ordinance No. 2015-12, a Large-Scale Amendment to the North Port Comprehensive Plan pertaining to the Future Land Use Map 2-7; and

**WHEREAS**, on June 27, 2017, the City Commission adopted the Evaluation and Appraisal Report-based Amendments to the North Port Comprehensive Plan, by Ordinance No. 16-34; and

**WHEREAS**, on May 2, 2019, the Planning and Zoning Advisory Board, acting as the Local Planning Agency for the City of North Port, held a duly advertised public hearing and recommended approval of the proposed Comprehensive Plan Amendment No. CPAL-19-028, to the City Commission; and

**WHEREAS**, on May 28, 2019, the City Commission held a duly advertised public hearing to receive public comment on the proposed amendment to the Comprehensive Plan; and

**WHEREAS**, following the public hearing, the City Commission approved the transmittal of the proposed Comprehensive Plan Amendment No. CPAL-19-028 to state, regional, and local agencies for review and comment; and

**WHEREAS**, the proposed Comprehensive Plan Amendment No. CPAL-19-028 as approved for transmittal by the City Commission, together with supporting documentation, was transmitted to the State Land Planning Agency-Florida Department of Economic Opportunity and the various agencies and governments as appropriate for review and comment in accordance with the provisions of the Act; and

**WHEREAS**, the State Land Planning Agency-Florida Department of Economic Opportunity reviewed the proposed Comprehensive Plan Amendment No. CPAL-19-028 for consistency with Chapter 163, Florida Statutes; and

**WHEREAS**, the City Commission held a duly advertised adoption public hearing to receive public comment on the proposed Comprehensive Plan Amendment No. CPAL-19-028; and

**WHEREAS**, the City Commission has determined that the proposed amendment serves 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, AS FOLLOWS:**

**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 Pursuant to and in compliance with the Community Planning Act, Florida Statutes Sections 163.3161, *et. seq.*, the City Commission hereby approves and adopts Comprehensive Plan Amendment No. CPAL-19-028 to the North Port Comprehensive Plan, as set forth herein.
- 2.02 The City Commission hereby approves and adopts the Proposed Future Land Use Map Amendment, amending the North Port Comprehensive Plan Future Land Use Map 2-7 to designate ± 12.00 acres from “Public” to “Village,” as shown on Exhibit A, attached hereto and incorporated as if set forth herein.
- 2.03 The City Commission hereby approves and adopts the Existing Land Use Map Amendment, amending the North Port Comprehensive Plan Existing Land Use Map 2-8 to designate ± 12.00 acres from “Public” to “Village,” as shown on Exhibit B, attached hereto and incorporated as if set forth herein.

**SECTION 3 – TRANSMITTAL OF DOCUMENTS:**

- 3.01 The City Commission approves and directs that all required documents be transmitted to the Florida Department of Economic Opportunity, pursuant to Florida Statutes Section 163.3184. The

City Manager is authorized and directed to take all necessary action to transmit these documents to the Florida Department of Economic Opportunity.

**SECTION 4 – CONFLICTS:**

- 4.01 In the event of any conflicts 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 5 – SEVERABILITY:**

- 5.01 If any section, subsection, sentence, clause, phase, 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 6 – EFFECTIVE DATE:**

- 6.01 The effective date of this Comprehensive Plan Amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the Florida Department of Economic Opportunity (“DEO”) notifies the City of North Port that the Comprehensive Plan Amendment package is complete, or if the Amendment is timely challenged, the Florida DEO or Administration Commission enters a final order determining the adopted Amendment is in compliance, as provided in Florida Statutes Section 163.3184. No development orders, development permits, or land uses dependent on this Amendment may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session the \_\_\_\_ day of \_\_\_\_\_ 2019.

PASSED AND DULY ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on the \_\_\_\_ day of \_\_\_\_\_ 2019.

CITY OF NORTH PORT, FLORIDA

\_\_\_\_\_  
CHRISTOPHER HANKS  
MAYOR

ATTEST:

\_\_\_\_\_  
KATHRYN WONG  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

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AMBER L. SLAYTON  
CITY ATTORNEY

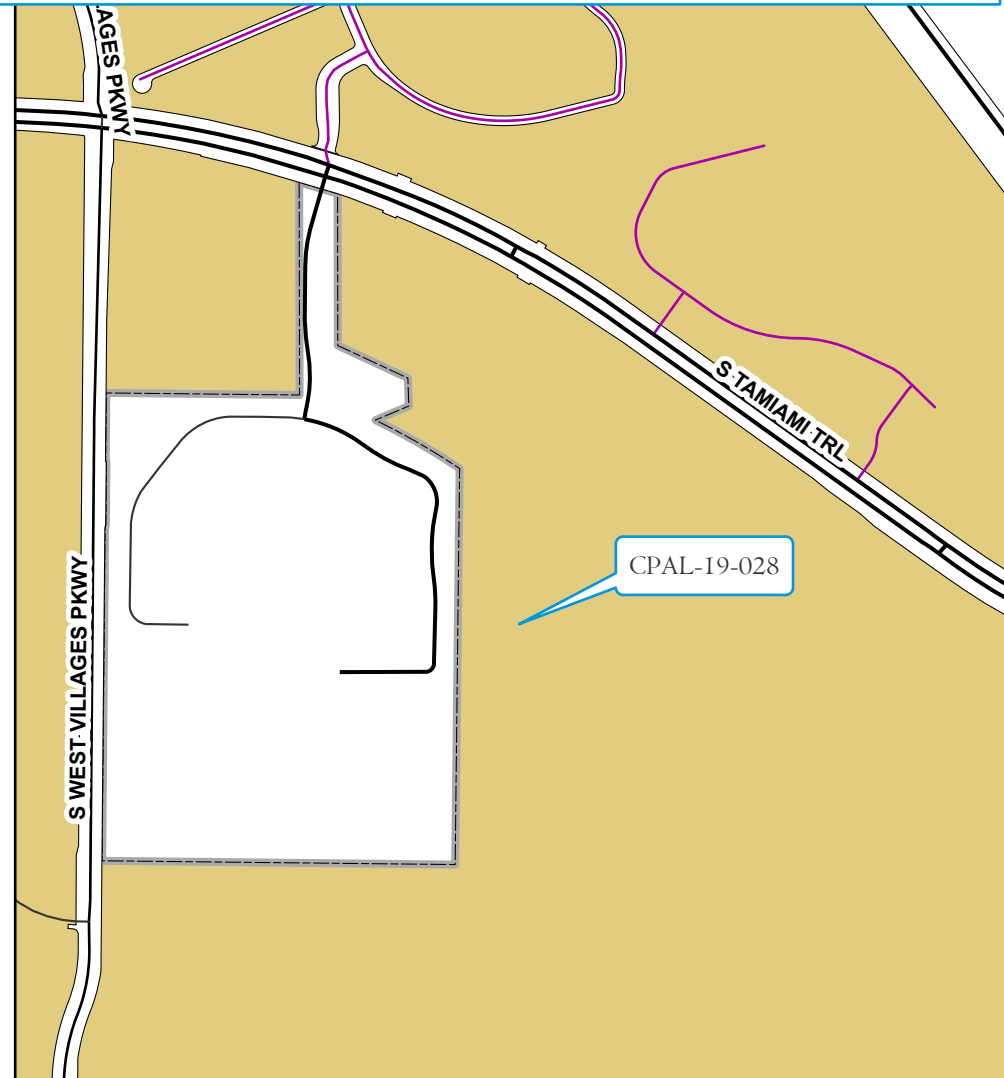
# EXHIBIT A TO ORDINANCE 2019-14: PROPOSED REVISION TO MAP 2-7 FUTURE LAND USE MAP

EXISTING FUTURE LAND USE  
'Public'

CPAL-19-028 Village E Former School Property

PROPOSED FUTURE LAND USE  
'Village'

CPAL-19-028 Village E Former School Property



## Legend

- North Port City Boundary
- ACTIVITYCENTER (TDR RECEIVING ZONE-EXCEPT AC 3)
- COMMERCIAL
- CONSERVATION (TDR Sending Zone)
- AGRICULTURAL, ESTATES

- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NONE
- PROFESSIONAL OFFICE/INSTITUTIONAL
- PUBLIC
- RECREATION OPEN SPACE (TDR Sending Zone)
- UTILITY INDUSTRIAL CORRIDOR
- VILLAGE

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.



Prepared by NDS/Planning Division  
April 19, 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 therefrom.

Property Data Source: Sarasota County Property Appraiser

P:\Development Review Committee\CPAL-(Comprehensive Plan Amendment, Large)\CPAL-19-028

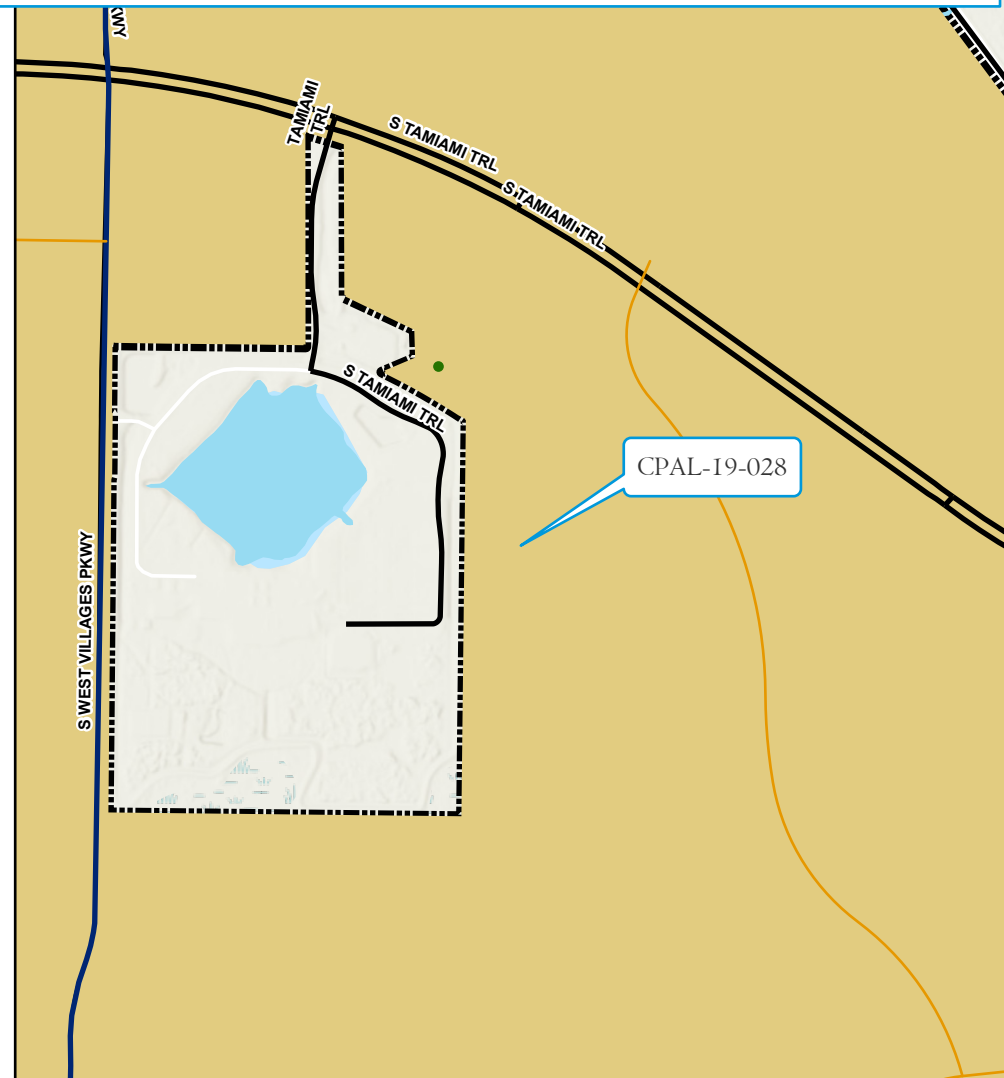
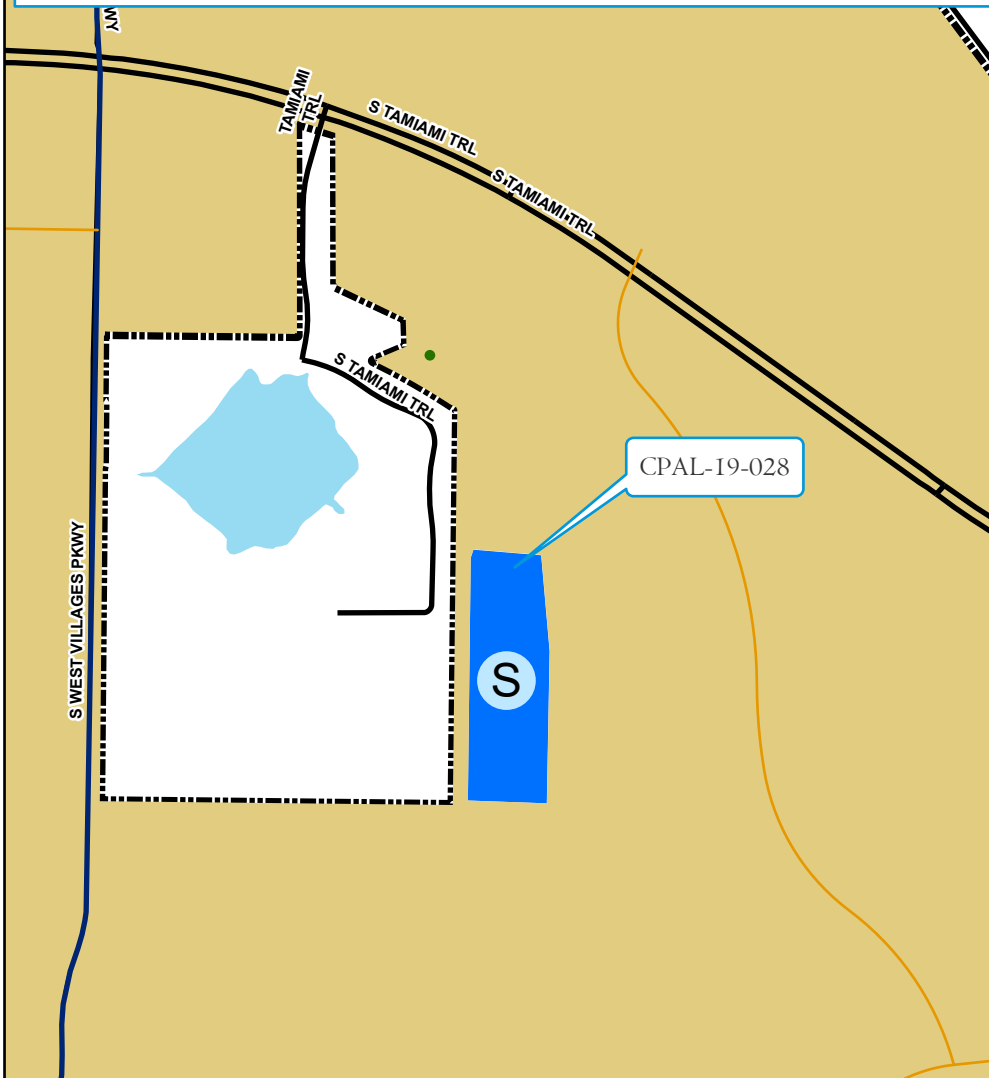
# EXHIBIT B TO ORDINANCE 2019-14: PROPOSED REVISION TO MAP 2-8 EXISTING LAND USE MAP

EXISTING LAND USE  
'Public'

CPAL-19-028 Village E Former School Property

PROPOSED EXISTING LAND USE  
'Village'

CPAL-19-028 Village E Former School Property



- |   |   |  |  |
|---|---|--|--|
| <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>ACTIVITYCENTER (TDR RECEIVING ZONE-EXCEPT AC 3)</li> <li>COMMERCIAL</li> <li>CONSERVATION (TDR Sending Zone)</li> <li>AGRICULTURAL, ESTATES</li> <li>HIGH DENSITY RESIDENTIAL</li> <li>INDUSTRIAL</li> <li>LOW DENSITY RESIDENTIAL</li> <li>MEDIUM DENSITY RESIDENTIAL</li> <li>NONE</li> </ul> | <ul style="list-style-type: none"> <li>PROFESSIONAL OFFICE/INSTITUTIONAL</li> <li>PUBLIC</li> <li>RECREATION OPEN SPACE (TDR Sending Zone)</li> <li>UTILITY INDUSTRIAL CORRIDOR</li> <li>VILLAGE</li> <li>Future Annexation Overlay</li> <li>Water Features and Canals</li> </ul> | <p><b>North Port Roads</b></p> <ul style="list-style-type: none"> <li>Primary Arterial</li> <li>Arterial</li> <li>Collector</li> </ul> <p><b>Future Roads</b></p> <ul style="list-style-type: none"> <li>ARTERIAL</li> <li>COLLECTOR</li> <li>Existing Land Use (Built)</li> </ul> | <ul style="list-style-type: none"> <li>North Port City Limits</li> <li>Bobcat Village Non-Residential Area</li> <li>Historic Site</li> <li>Commercial Recreation</li> <li>Deep Injection Well</li> <li>Government Use</li> <li>Inactive Privately-Owned Landfill</li> <li>School</li> <li>Town Center</li> </ul> |
|---|---|--|--|



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Prepared by NDS - Planning Division  
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