



## City of North Port

### ORDINANCE NO. 2019-08

**AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 207.5 ACRES LOCATED IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, FROM COMMERCIAL RECREATION (COMREC) DESIGNATION TO PLANNED COMMUNITY DEVELOPMENT (PCD) DESIGNATION; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on July 23, 2018, Mark Gerenger, Managing Partner of Sabal Trace Development Partners, LLC, property owner(s) submitted petition number REZ-18-070 to rezone ± 207.5 acres of certain real property located wholly within the corporate limits of the City of North Port, Florida; and

**WHEREAS**, the ± 207.5 acres, as shown on the boundary survey, attached hereto as Exhibit "A" and incorporated as if set forth fully herein, is currently zoned as Commercial Recreation (ComRec); and

**WHEREAS**, the proposed petition requests ± 207.5 acres located in Section 29, Township 39 South, Range 21 East as shown on the proposed revision to the Official Zoning Map, attached hereto as Exhibit "B" and incorporated as if set forth fully herein, be rezoned to Planned Community Development (PCD) Zoning District Designation and updated on the Official Zoning Map; and

**WHEREAS**, the City Commission adopted the Official Zoning Map in Ordinance 2010-15 on June 4, 2010; and

**WHEREAS**, the public notice requirements pursuant to Chapter 163, Florida Statutes, and the Unified Land Development Code have been adhered to and satisfied; and

**WHEREAS**, on \_\_\_\_\_, 2019, the Planning and Zoning Advisory Board, acting as the Local Planning Agency, held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard and, considering all relevant evidence presented, made an advisory recommendation to the City Commission; and

**WHEREAS**, the City Commission held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard and the City Commission considered all relevant evidence presented, as well as the Planning and Zoning Advisory Board's recommendations; and

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

**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.
- 1.02 The City Commission has held properly-noticed public hearings, received and reviewed this petition REZ-18-070 and the recommendation of the Local Planning Agency along with staff findings, and found this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.

**SECTION 2 – REZONING:**

- 2.01 The zoning classification of  $\pm$  207.5 acres as set forth in Exhibit "A," currently zoned "Commercial Recreation" (ComRec), is hereby changed to City of North Port "Planned Community Development" (PCD) Zoning District Designation.
- 2.02 The City Commission hereby approves the proposed revision to the Official Zoning Map of City of North Port, as set forth in Exhibit "B," to reflect the zoning change approved herein.

**SECTION 3 – FILING OF APPROVED DOCUMENTS:**

- 3.01 Upon this ordinance taking effect, the City Clerk is directed to file a copy of this ordinance to be filed with the Clerk of the Circuit Court for Sarasota County, Florida and with the Florida Department of State.
- 3.02 Upon this ordinance taking effect, the City Clerk is directed to place in the files of the Clerk of the City of North Port an updated Official Zoning Map reflecting the revision approved herein, signed by the Mayor, and attested by the City Clerk.

**SECTION 4 – SEVERABILITY:**

- 4.01 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 5 – CONFLICTS:**

5.01 In the event of any conflict 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 6 – EFFECTIVE DATE:**

6.01 This ordinance shall take effect upon the effective date of Ordinance No. 2019-07, regarding Amendment CPAL-18-060 to the Comprehensive Plan. No development order or development permits dependent on this ordinance 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, on the second and final reading in public session this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

CITY OF NORTH PORT, FLORIDA

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

ATTEST:

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

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
AMBER L. SLAYTON  
CITY ATTORNEY



**SURVEY LEGAL DESCRIPTION  
SABAL TRACE COUNTRY CLUB**

FROM EXHIBIT A OF TITLE INSURANCE POLICY NO. OXFL-08666034, FILE NO. 029210-0000001, ISSUED BY OLD REPUBLIC TITLE INCUSRACE COMPANY, OCTOBER 24, 2017 @ 12:49 P.M.

**PARCEL I**

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;  
THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;  
THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;  
THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;  
THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;  
THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;  
THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;  
THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE;  
THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;  
THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31'55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;  
THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;  
THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;  
THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;



**SURVEY LEGAL DESCRIPTION  
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THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;  
THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;  
THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A 156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE BEARING N.62°08'00"W.;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING S.04°55'50"E.;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH 37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;  
THENCE N.69°21'34"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;  
THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES, N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;  
THENCE N.05°59'11"E., A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A 3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING S.84°00'49"E.;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;  
THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00 FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;  
THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;  
THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF 576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON THE AFORESAID RECORDED PLAT;  
THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT BEARING N.64°22'32"W.;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;  
THENCE S.47°02'39"W. A DISTANCE OF 314.34 FEET;  
THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;  
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF 69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;  
THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

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THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;  
THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;  
THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;  
THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;  
THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;  
THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;  
THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;  
THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;  
THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;  
THENCE N.65°05'38"W. A DISTANCE OF 109.88 FEET;  
THENCE N.20°00'36"W. A DISTANCE OF 69.50 FEET;  
THENCE N.05°33'24"E. A DISTANCE OF 92.98 FEET;  
THENCE N.31°38'55"E. A DISTANCE OF 122.29 FEET;  
THENCE N.51°57'16"E. A DISTANCE OF 77.05 FEET;  
THENCE N.14°47'40"E. A DISTANCE OF 125.91 FEET;  
THENCE N.38°14'00"E. A DISTANCE OF 60.72 FEET;  
THENCE N.24°07'41"W. A DISTANCE OF 386.77 FEET;  
THENCE N.05°55'09"E. A DISTANCE OF 164.43 FEET;  
THENCE N.88°58'08"W. A DISTANCE OF 227.04 FEET;  
THENCE S.39°01'51 "W. A DISTANCE OF 217.73 FEET;  
THENCE S.82°22'06"W. A DISTANCE OF 608.57 FEET;  
THENCE S.89°17'43"W. A DISTANCE OF 28.34 FEET;  
THENCE S.44°21'26"W. A DISTANCE OF 50.00 FEET;  
THENCE N.45°48'39"W. A DISTANCE OF 249.21 FEET;  
THENCE S.89°59'18"W. A DISTANCE OF 69.98 FEET;  
THENCE N.62°19'34"W. A DISTANCE OF 87.07 FEET TO A POINT ON THE ARC OF A 3,136.58 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.84°15'00"E.;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246. 18 FEET;  
THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E.;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;  
THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;  
THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;  
THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;  
THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;  
THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W.;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;  
THENCE LEAVING SAID CURVE N.45°26'23"E. A DISTANCE OF 203.80 FEET;  
THENCE N.89°59'57"E. A DISTANCE OF 190.00 FEET;  
THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;  
THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;  
THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E.;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°09'44", A DISTANCE OF 299.45 FEET;  
THENCE LEAVING SAID CURVE S.00°00'00"E. A DISTANCE OF 150.00 FEET;  
THENCE S.08°00'44"E. A DISTANCE OF 265.03 FEET;  
THENCE S.82°19'14"E. A DISTANCE OF 73.49 FEET;

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THENCE S.20°34'37"E. A DISTANCE OF 373.99 FEET;  
THENCE S.25°20'41"W. A DISTANCE OF 276.53 FEET;  
THENCE S.25°53'48"E. A DISTANCE OF 179.85 FEET;  
THENCE S.72°42'22"E. A DISTANCE OF 432.37 FEET;  
THENCE N.73°47'42"E. A DISTANCE OF 159.34 FEET;  
THENCE N.19°41'55"E. A DISTANCE OF 430.17 FEET;  
THENCE N.36°26'12"W. A DISTANCE OF 776.03 FEET;  
THENCE N. 10°04'09"E. A DISTANCE OF 206.48 FEET;  
THENCE N.56°34'31"E. A DISTANCE OF 149.54 FEET;  
THENCE N.24°42'09"E, A DISTANCE OF 550.36 FEET;  
THENCE N.75°57'50"E. A DISTANCE OF 206.16 FEET;  
THENCE S.54°34'16"E. A DISTANCE OF 317.41 FEET TO THE POINT OF BEGINNING.

CONTINING 9,019,275 SQUARE FEET, OR 207.054 ACRES, MORE OR LESS

TOGETHER WITH;

PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH 13-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;  
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;  
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;  
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

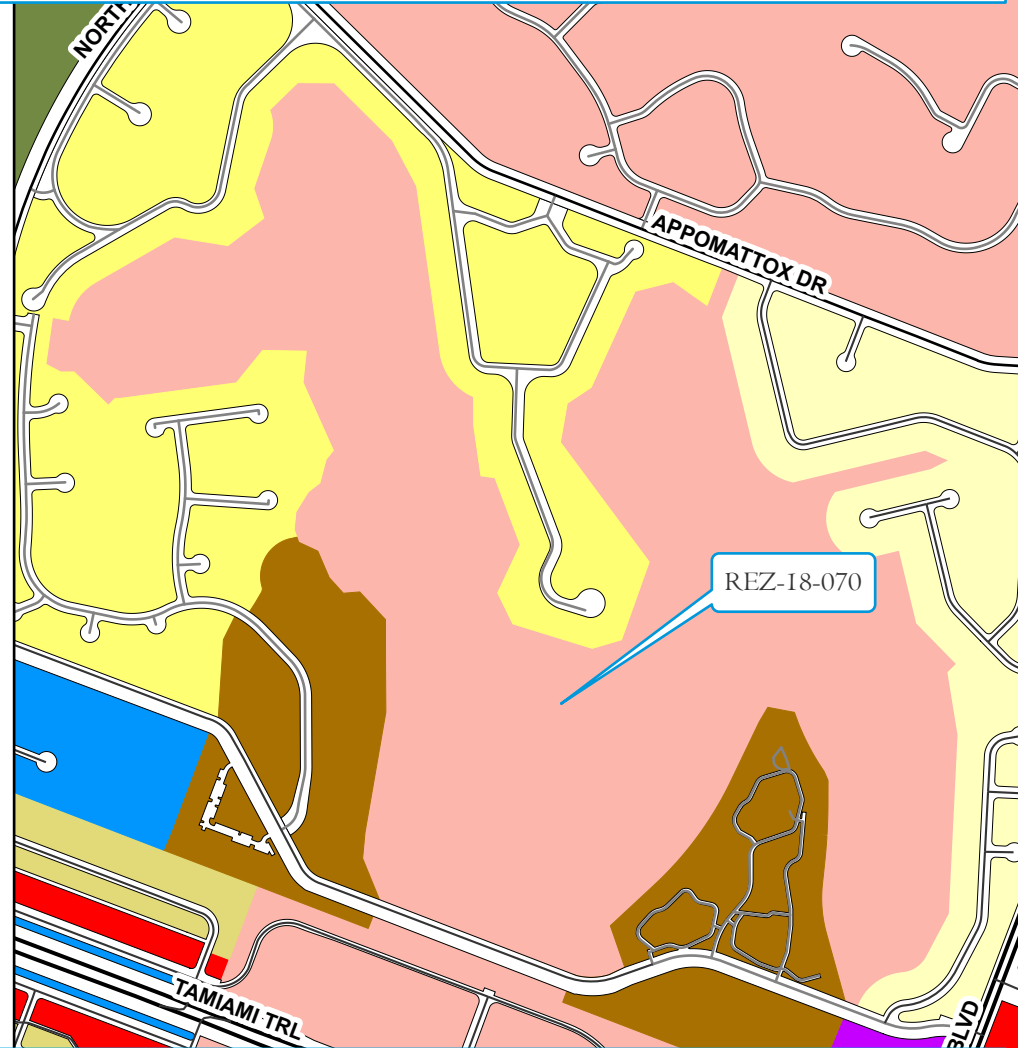
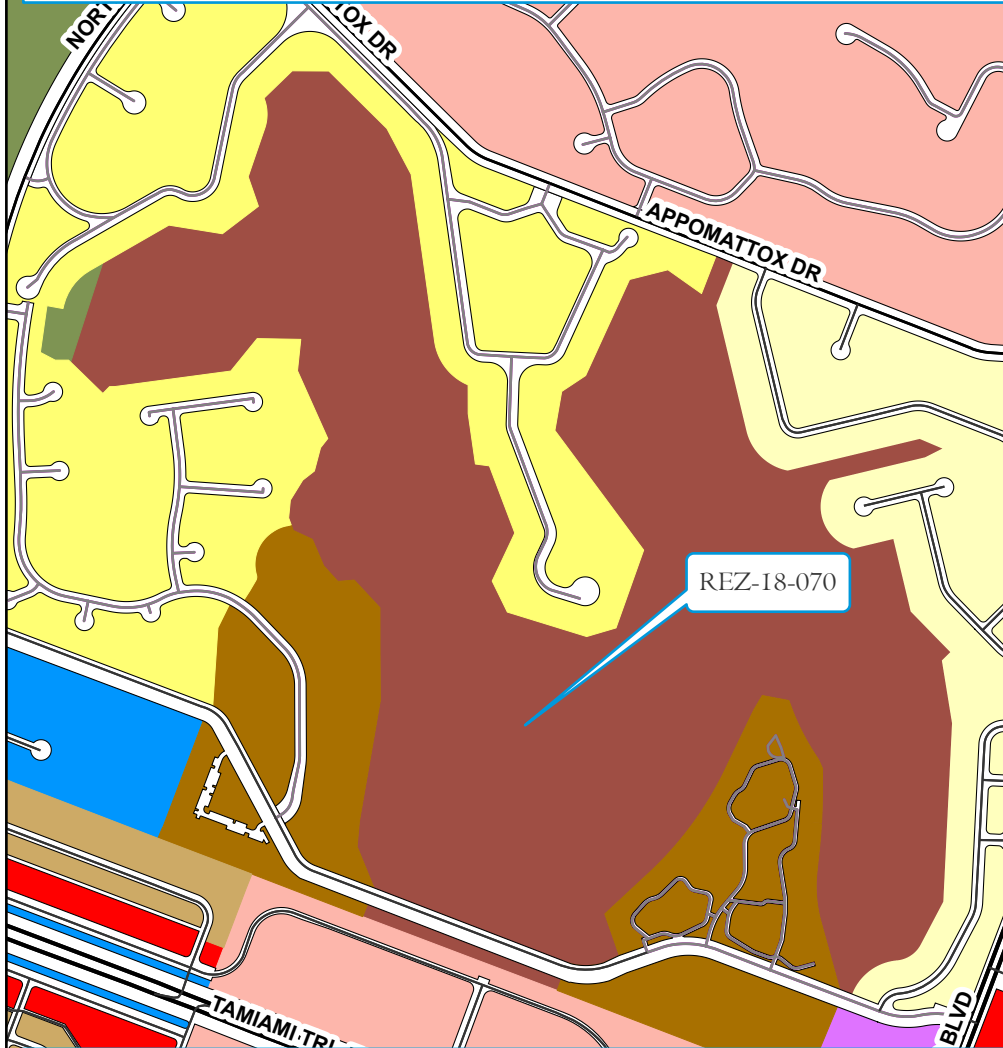
BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28'34"E.



# EXHIBIT B TO ORDINANCE 2019-08: PROPOSED REVISION TO OFFICIAL ZONING MAP

EXISTING ZONING  
'Commercial/Recreation (COMREC)'  
REZ-18-070 Central Parc at North Port

PROPOSED ZONING  
'Planned Community Development (PCD)'  
REZ-18-070 Central Parc at North Port



## Legend

North Port City Limit  
AG - Agriculture  
ROS - Recreation/Open Space  
CD - Conservation District  
ComRec - Commercial/Recreation

CG - Commercial General  
CGS - Commercial General S  
CLR - Commercial Redevelopment Low Impact  
NC-HI - Neighborhood Commercial - High Intensity  
NC-LI - Neighborhood Commercial - Low Intensity  
OPI - Office/Professional/Institutional

PCD - Planned Community Development  
V - Village  
RSF-2 - Residential Single Family 2  
RSF-3 - Residential Single Family 3  
RTF - Residential Two Family  
RMF - Residential Multi-Family

RMH - Residential Manufactured Housing  
ILW - Industrial/Light Warehouse  
UIC - Utility Industrial Corridor  
GU - Government Use  
NZD - No Zoning Designation

0 250 500 Feet

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  
March 14, 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\REZ-Rezone\REZ-18-070\GIS-Maps