



## City of North Port

### ORDINANCE NO. 2019-35

**AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO REZ-19-151, REZONING ± 19.2 ACRES LOCATED NORTH OF INTERSTATE 75 AND WEST OF TOLEDO BLADE BOULEVARD, FROM AGRICULTURAL (AG) DESIGNATION TO COMMERCIAL GENERAL (CG) DESIGNATION; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the subject property was re-designated from Future Land Use Designation of "Agricultural" to "Activity Center" by adoption of Ordinance No. 2019-34; and

**WHEREAS**, the subject property is currently zoned as Agricultural (AG), which is inconsistent with the Activity Center Future Land Use Designation; and

**WHEREAS**, petition REZ-19-151 requests that the subject property be rezoned from Agricultural (AG) to Commercial General (CG) Zoning District Designation, which is consistent with the Activity Center Future Land Use Designation, and updated as shown on the proposed revision to the Official Zoning Map; 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 October 3, 2019, the Planning and Zoning Advisory Board, acting as the Local Planning Agency for the City of North Port, held a duly noticed public hearing and recommended approval of the proposed Rezone No. REZ-19-151, 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:**

**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-19-151 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 the ± 19.2 acre area located north of Interstate 75 and west of Toledo Blade Boulevard as shown on the boundary survey, attached hereto as Exhibit “A” and incorporated as if set forth herein, currently zoned “Agricultural” (AG) is hereby changed to “Commercial General” (CG) Zoning District Designation.

2.02 The City Commission hereby approves the proposed revision to the Official Zoning Map of the City of North Port, as set forth in Exhibit “B,” attached hereto and incorporated as if set forth herein, 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 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. 2019-34, regarding Amendment CPAL-19-150 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.

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

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73 CITY OF NORTH PORT, FLORIDA  
  
74 \_\_\_\_\_  
75 CHRISTOPHER HANKS  
76 MAYOR  
77

78 ATTEST

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80 \_\_\_\_\_  
HEATHER TAYLOR  
ACTING CITY CLERK

81  
82  
83 APPROVED AS TO FORM AND CORRECTNESS

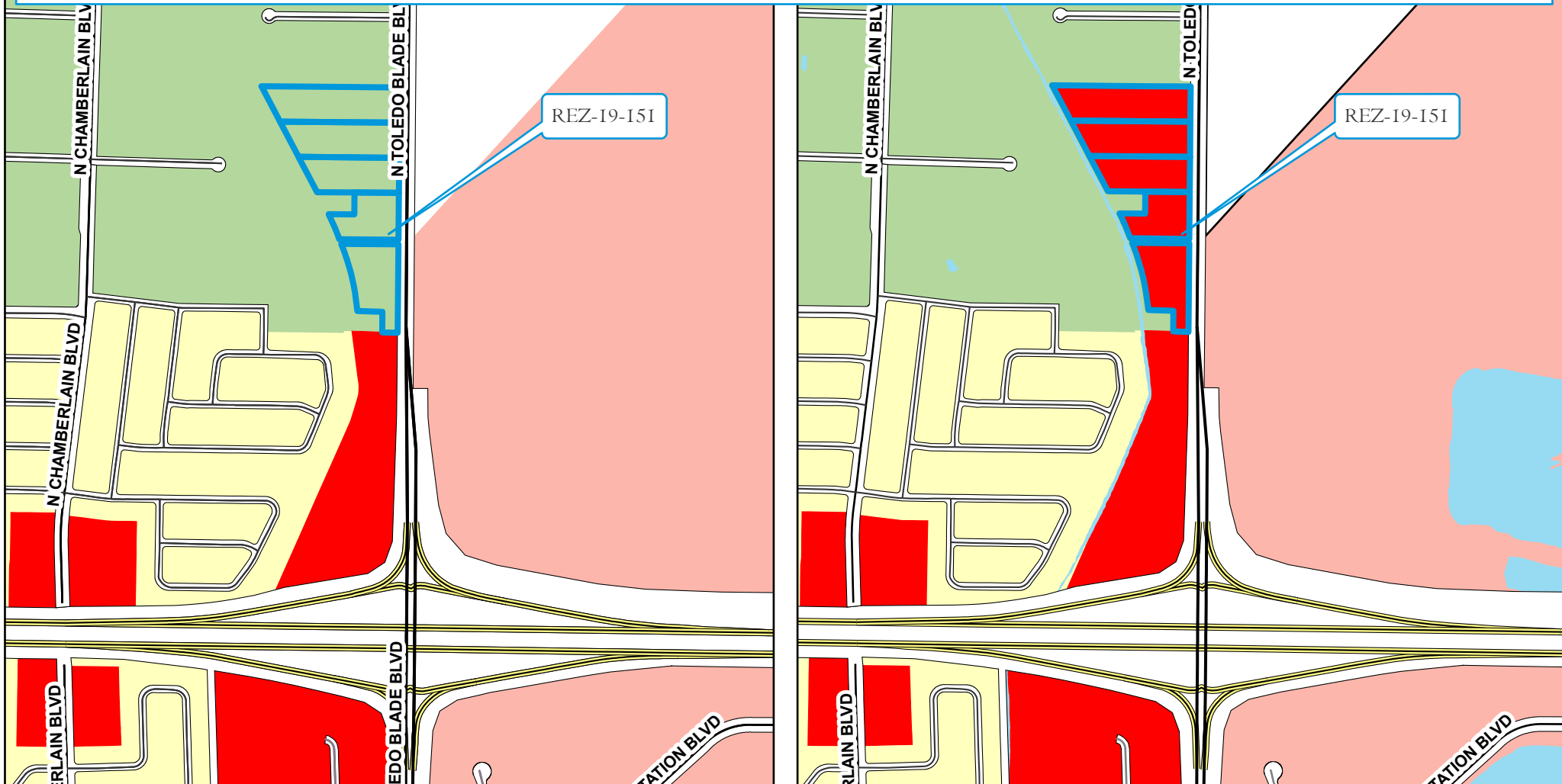
84  
85  
86 \_\_\_\_\_  
87 AMBER L. SLAYTON  
88 CITY ATTORNEY  
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# EXHIBIT B TO ORDINANCE 2019-35: PROPOSED REVISION TO OFFICIAL ZONING MAP

EXISTING ZONING  
'Agricultural (AG)'  
REZ-19-151, Sun Coast Town Center

PROPOSED ZONING  
'Commercial General (CG)'  
REZ-19-151, Sun Coast Town Center



## Legend

### Zoning

- 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

North Port City Limit

City Boundary

Petition Number

CPAL-19-150, REZ-19-151



Prepared by NDS - Planning Division  
September 18, 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

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.

P:\Development Review Committee\REZ-Rezone\REZ-19-151, Sun Coast Town Center