



City Manager's Office

Request for Legal Services

Date: 12/20/2018

Requestor: Rick Hopkins, Building Official Department/Division: NDS/Building

TYPE OF REQUEST (check one):

Contract ☐

Ordinance/Resolution ☒

Research ☐

Meeting Attendance ☐

Contract Vendor Contact Person (If applicable): _____

Phone: (941) 429-7053 Email: rhopkins@cityofnorthport.com

❖ Word version of document being reviewed must be emailed to the City Attorney's Office upon submission ❖

REQUEST FOR SERVICE (please describe):

Please review the attached Ordinance No. 2019-01 as to form and correctness. Ordinance No. 2019-01 is amending Chapter 14 of the City Code, where it incorporates by reference Exhibit A which is Chapter 1, Administrative Code. The ordinance will amend Chapter 1, Administrative Code by amending Section 107.2.5 of the site plan requirements.

Adding this language as directed by City Commission at the November 01, 2018 meeting to clarify what type of site plan can be used for a site built and prefabricated portable shed, under 200 sq/ft, can be used.

Exception:

Site built sheds and Prefabricated portable sheds, under 200 square feet, need only provide the Health Department site plan showing the location of the proposed shed on the property.

APPLICABLE DEADLINES:

DATE of COMMISSION MEETING: 3/5/2019

DATE item is due to FINANCE: _____

DATE item is due in LEGISTAR: 2/20/2019

ANY OTHER DEADLINE: _____

APPROVALS:

Department Director: _____

Date: _____

City Manager: _____

Date: 1-8-19



City of North Port

ORDINANCE NO. 2019-01

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE NORTH PORT CITY CODE CHAPTER 14-BUILDING AND CONSTRUCTION REGULATIONS, ARTICLE II, FLORIDA BUILDING CODE, SECTION 14-20(b), BY AMENDING CHAPTER 1 OF THE FLORIDA BUILDING CODE SECTION 107.2.5 SITE PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the enforcement of the Florida Building Code is the responsibility of local government; and

WHEREAS, the City of North Port actively participates in the enforcement of building construction regulation for the benefit of the public safety of its citizens; and

WHEREAS, the City Commission desires to facilitate the enforcement of the Florida Building Code by enacting administrative amendments, which meet the needs of its citizens; and

WHEREAS, the City Commission, on November 01, 2018 directed staff to amend Chapter 1 of the City Administrative Code to the item in Exhibit "A" attached.

NOW, THEREFORE, BE IT RESOLVED 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 - AMENDMENTS:

- 2.01 The North Port City Commission hereby approves and adopts the following amendments to the North Port City Code section 107.2.5 as provided in Exhibit A attached.

SECTION 4 - SEVERABILITY:

- 4.01 If any section, subsection, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5 - CONFLICTS:

- 5.01 In the event of any conflict between the provisions of this Ordinance and any other ordinance, resolution, 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 immediately upon adoption by the City Commission of the City of North Port, Florida.

READ BY TITLE ONLY in public session this _____ day of _____, 2019.

PASSED and ADOPTED on second and final reading in public session this _____ day of _____, 2019.

**CITY OF NORTH PORT,
FLORIDA**

CHRISTOPHER HANKS
MAYOR

ATTEST:

KATHRYN PETO
CITY CLERK

Approved as to form and correctness:

AMBER L. SLAYTON
CITY ATTORNEY



CHAPTER 1, ADMINISTRATIVE CODE FOR THE FLORIDA BUILDING CODE

Florida Building Code, Building - Chapter One

CHAPTER 1 SCOPE AND ADMINISTRATION PART 1—SCOPE AND APPLICATION

SECTION 101 GENERAL

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107.2.5 Site plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and *design flood* elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *Building Official* is authorized to waive or modify the requirement for a site plan when the application for *permit* is for *alteration* or repair or when otherwise warranted.

Exception:

Site built sheds and Prefabricated portable sheds, under 200 square feet, need only provide the Health Department site plan showing the location of the proposed shed on the property.

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