



City of North Port

ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, SECTION 53-213.A.(2) - VILLAGE INDEX MAP; PROVIDING FOR AMENDMENTS TO THE WEST VILLAGES INDEX MAP FOR CERTAIN PORTIONS OF VILLAGE F, VILLAGE G, VILLAGE I, VILLAGE J, VILLAGE K AND VILLAGE L, INCLUDING ONE OR MORE OF THE FOLLOWING: BOUNDARIES, ACREAGES, LOCATIONS OF POLICE/FIRE STATIONS AND UTILITY SITE, ROADWAY ALIGNMENTS, VILLAGE CENTERS, PARK ACREAGES, POTENTIAL SCHOOL SITES, HOTEL SITE, AND DELETING A LOCAL ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 8, 2005, the City Commission of the City of North Port adopted Ordinance No. 05 25, adopting the pattern book and index map for ± 8000 acres in the "Village" future land use district; and

WHEREAS, on November 13, 2007, the City Commission adopted Ordinance No. 07-39, amending Ordinance No. 05 25 and amending the West Village District Pattern Book and Index Map for ± 8000 acres in the "Village" future land use district; and

WHEREAS, on September 13, 2016, the City Commission adopted Ordinance No. 2016-17, amending Ordinance No. 07-39, amending the West Villages Index Map for ± 8000 acres in the "Village" future land use district; and

WHEREAS, on July 24, 2018, the City Commission adopted Ordinance No. 2018-08, amending Ordinance No. 2016-17, amending the West Villages Index Map for ± 20.00 acres in the "Village" future land use district and relocating the approximate site of one park from Village E to Village G; and

WHEREAS, on July 23, 2019, the City Commission adopted Ordinance No. 2019-20, amending Ordinance No. 2018-08, amending the West Villages Index Map to relocate the Town Center and Village Center boundaries, adjust village boundaries, add public use acreages, add potential Fire/Police station location alternatives; and

WHEREAS, on February 2, 2020, Katie LaBarr, as authorized agent for Steve Lewis, Vice Chairman of the West Villages Improvement District, representing the West Villages Improvement District, submitted a petition to amend the West Villages Index Map to guide future development of certain real property located wholly within the corporate limits of the City of North Port, Florida; and

WHEREAS, the submitted petition to amend the West Villages Index Map clarifies the total acreage of the West Villages property from ±8000 acres to ±8600 acres accounting for more specific land surveys over time; and

WHEREAS, after consideration of a staff report from the Neighborhood Development Services Department, Planning Division, the North Port Planning and Zoning Advisory Board, acting as the Local Planning Agency, at its regularly scheduled meeting of May 7, 2020, held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard regarding Ordinance No. 2020-16; and

WHEREAS, at first and second reading, the City Commission held duly noticed public hearings, received and reviewed this petition and recommendation of the Local Planning Agency and found this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.

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.

SECTION 2 – ADOPTION

- 2.01 The City Commission hereby amends the Unified Land Development Code, Section 53-213.A.(2), to incorporate these amendments to the West Villages Index Map attached hereto as “Exhibit A” and incorporated by reference into this ordinance.

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 The City Manager is directed to have the official West Villages Index Map updated in accordance with Unified Land Development Code Section 5-213.A(3), attested to by the City Clerk, and placed in the files of the Planning Division of the Neighborhood Development Services Department.

SECTION 4 – SEVERABILITY

- 4.01 If any section, subsection, sentence, clause, phrase or portion 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 thereof.

SECTION 5 – CONFLICTS

- 5.01 In the event of any conflicts between the provisions of this ordinance and any other ordinance, 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 after adoption by the City Commission of the City of North Port, Florida. 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 on the _____ day of _____ 2020.

PASSED AND DULY ADOPTED on the second and final reading in public session by the City Commission of City of North Port, Florida on the _____ day of _____ 2020.

CITY OF NORTH PORT, FLORIDA

DEBBIE MCDOWELL
MAYOR

ATTEST

HEATHER TAYLOR, CMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON
CITY ATTORNEY

