



Legislation Details (With Text)

**File #:** REZ-19-151    **Version:** 1    **Name:** Rezone - Sun Coast Town Center  
**Type:** Petition    **Status:** Agenda Ready  
**File created:** 9/17/2019    **In control:** Planning & Zoning Advisory Board  
**On agenda:** 10/3/2019    **Final action:** 10/3/2019  
**Title:** Ordinance 2019-35, Rezone of ± 19.2 acres from 'Agricultural' to 'Commercial General' (QUASI-JUDICIAL)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance 2019-35, 2. Staff Report with Exhibits

Date	Ver.	Action By	Action	Result
10/3/2019	1	Planning & Zoning Advisory Board	denied	

**TO:** Planning and Zoning Advisory Board

**FROM:** Heather Hansen, CFM, Senior Planner  
Alison Christie, Senior Planner

**SUBJECT:** Ordinance 2019-35, Rezone of ± 19.2 acres from 'Agricultural' to 'Commercial General' (QUASI-JUDICIAL)

**Recommended Action**

Planning and Zoning Advisory Board recommend that the City Commission **APPROVE** Ordinance 2019-35.

**General Information**

Tammy Shaw, on behalf of Interchange Thirty-Two Inc. formally submitted a Comprehensive Plan Amendment and Rezone to change the Future Land Use and Zoning designations for a ±19.2-acre property. Staff is also bringing forward a Text Amendment to the Unified Land Development Code to add the property into the Panacea Activity Center (AC#4).

The subject property is located north of I-75 directly west of Toledo Blade Boulevard and east of the Creighton Waterway. The property is bordered by land zoned Agricultural to the north and west and land zoned Planned Community Development to the east. The same property owners own ±14.2 acres directly south of the subject property that is already zoned Commercial General. The intent is to be able to develop one commercial site on the total 33.4 acres.

This agenda item is for the **Rezone** to change the Zoning Designation of ± 19.2 acres within the City of North Port and to implement the Future Land Use Designation of 'Activity Center'. The property is currently zoned 'Agricultural' and the applicant is proposing a rezone to 'Commercial General'. The proposed rezone is implemented through Ordinance 2019-35.

The City Attorney has reviewed and approved Ordinance 2019-35 as to form and correctness.

The petition was advertised in a newspaper of general circulation within the City of North Port on September 18, 2019, pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1 Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended. Notices of the public hearings were sent to all property owners within a 1,320-foot buffer of the subject property.

***It is important to note that the staff report for the Sun Coast Town Center proposed project is combined to include all associated petitions (CPAL-19-150, REZ-19-151, TXT-19-167). The attached staff report is the same on all files.***

**Strategic Plan**

Support a vibrant and diversified economy to create local jobs and attract private investments.

Stimulate diverse economic development opportunities and advocate for the creation of additional commerce parks.

**Financial Impact**

At the time of future development, a commercial development will have a greater financial benefit for the City's tax base than the current vacant agricultural land.

**Procurement**

N/A

**Attachments:** 1. Ordinance 2019-35  
2. Staff Report with Exhibits

**Prepared by:** Heather Hansen, CFM, Senior Planner  
Alison Christie, Senior Planner

**Department Director:** Frank Miles, MPA, Director, Neighborhood Development Services