



Legislation Details (With Text)

File #: ORD. NO. 2024-02 **Version:** 1 **Name:**

Type: Ordinance **Status:** Passed

File created: 1/4/2024 **In control:** City Commission Regular Meeting

On agenda: 3/5/2024 **Final action:** 3/5/2024

Title: An Ordinance of the City of North Port, Florida, Annexing ± 2.491 Acres of Real Property Located on the Northwest Corner of North River Road and South Tamiami Trail in the Unincorporated Area of Sarasota County, Florida and Contiguous to the Existing City Limits of the City of North Port, Florida; Redefining the Boundary Lines of the City of North Port to Include the Property; Providing for Findings; Providing for Annexation; Amending the Official Zoning Map; Providing for Assessment and Taxation; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Second Reading, 2. Revised - ANX-23-129 Staff Report, 3. Property Survey, 4. SRQ Packet, 5. Business Impact Statement, 6. ANX-23-129 Staff Report, 7. Staff Presentation ANX-23-129, 8. Ordinance - First Reading, 9. Revised Ordinance - First Reading

Date	Ver.	Action By	Action	Result
3/5/2024	1	City Commission Regular Meeting		
3/5/2024	1	City Commission Regular Meeting	adopted	Pass
2/27/2024	1	City Commission Regular Meeting	read by title only	Pass
2/27/2024	1	City Commission Regular Meeting	continued for second reading	Pass

TO: Honorable Mayor & Members of the North Port City Commission

FROM: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

SUBJECT: An Ordinance of the City of North Port, Florida, Annexing ± 2.491 Acres of Real Property Located on the Northwest Corner of North River Road and South Tamiami Trail in the Unincorporated Area of Sarasota County, Florida and Contiguous to the Existing City Limits of the City of North Port, Florida; Redefining the Boundary Lines of the City of North Port to Include the Property; Providing for Findings; Providing for Annexation; Amending the Official Zoning Map; Providing for Assessment and Taxation; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Recommended Action

The City Commission to continue ANX-23-129, US 41 & Tamiami Trail via Ordinance No. 2024-02 to second reading on a date to be determined.

Recommended Action for Second Reading

The City Commission adopt ANX-23-129, US 41 & Tamiami Trail via Ordinance No. 2024-02.

General Information

Martin Black, on behalf of US 41 & Tamiami Tr, LLC formally submitted to the City of North Port a petition for voluntary annexation for a ± 2.491-acre property located at the northwest corner of S. Tamiami Trail (US-41) and N. River Road. The property currently has the Sarasota County zoning designation of OUE1 - Open Use Estate (1 unit/5 acres) = OUE1 and the Sarasota future land use designation of "Rural."

The property is located within the City's Future Annexation Area. Per the City's Comprehensive Plan, "the only area identified in 1997 that has not been completely annexed is the area along US-41 from the City's western boundary to the River Road/US-41 intersection, and the SCF campus." The parcel is bordered to the west by the city boundary, to the east by N. River Road, and to the south by US 41.

Following the annexation of the property into the City of North Port's boundary, any petition to change the future land use of the property would first have to go through Sarasota County approvals following the County Charter Section 3.3B, as there is no longer an active Joint Planning Agreement between the City of North Port and Sarasota County. Once the assignment of the future land use process with Sarasota County is complete, the property owner is then required to submit to the City of North Port applications for a comprehensive plan amendment and a rezoning to apply both the City of North Port future land use designation of Activity Center and a zoning designation of Planned Community Development (PCD) to develop the property.

At this time, the applicant has only submitted a petition to annex into the city voluntarily and intends to submit petitions for a comprehensive plan amendment and rezone later.

The City Attorney has reviewed and approved Ordinance 2024-02 for form and correctness.

Per conversation with the City's Legal Department staff readvertised this petition with a revised date and correct acreage for the February 15, 2024, Planning & Zoning Advisory Board Meetings.

The subject petition was considered at Public Hearing with the Planning and Zoning Advisory Board on February 15, 2024, and was recommended for approval (6-0, 1 absent) to the City Commission.

Information for Second Reading:

The City Commission heard this item at their February 27, 2024, meeting and voted unanimously 5-0 to continue Ordinance No. 2024-02 to second reading on March 5, 2024.

Business Impact Statement

In accordance with Florida Statute Section 166.041, a business impact estimate was prepared and posted publicly on the City's website on January 31, 2024

Notice of the proposed ordinance was published on January 23, 2024, and January 30, 2024, in a newspaper of general circulation in the City of North Port.

Strategic Plan

Economic Development & Growth Management

Financial Impact

Not Applicable

Procurement

Not Applicable

Attachments:

1. Second Reading Ordinance 2024-02
2. Revised - ANX-23-129 Staff Report
3. Property Survey
4. SRQ Packet
5. Business Impact Statement
6. ANX-23-129 Staff Report
7. Staff Presentation ANX-23-129
8. Ordinance 2024-02
9. Revised Ordinance 2024-02 First Reading

Prepared by:

Carl Benge, AICP, Planner III
Hank Flores, AICP, CFM, Planning and Zoning Manager
Lori Barnes, AICP, CPM, Assistant Director, Development Services Department

Department Director: Alaina Ray, AICP, Director, Development Services Department