



## Legislation Text

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**File #:** ORD. NO. 2024-05, **Version:** 1

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**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, Rezoning  $\pm$  262.34 Acres Located East of Toledo Blade Boulevard Approximately 1 Mile North of I-75 in Section 6, Township 39 South, Range 22 East of Sarasota County and Further Described in Instrument No. 2023042804 in Official Records of Sarasota County, From No Zoning Designation District (NZD) Classification to Residential Multi-Family District (RMF) Classification; Amending the Official Zoning Map; Providing for Findings; Providing for Filing of Approved Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

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### **Recommended Action**

The City Commission continue REZ-23-137, Toledo Blade 320 RMF via ORD. NO. 2024-05 to second reading on a date to be determined.

### **Recommended Action for Second Reading**

The City Commission adopt REZ-23-137, Toledo Blade 320 RMF via ORD. NO. 2024-05.

### **General Information**

On June 16, 2023, the Planning & Zoning Division received from Kenrick Gallander, an agent for the property owner Deluxeton North Port LLC, a Rezone (REZ) petition to rezone a  $\pm$  262.34-acre property generally located east of Toledo Blade Boulevard and north of I-75 (PID 1091-00-1000) from No Zoning Designation (NZD) to Residential Multi-Family.

There is no description of NZD zoning within the Unified Land Development Code (ULDC). The current NZD zoning does not comply with the future land use (FLU) placed on the parcel through CPA-22-247, which established a High-Density Residential (HDR) future land use on this portion of the property. ULDC Sec. 53-242.C requires any nonconforming use of land to be brought into compliance upon substantial improvements to the land. The applicant has rezoned an approximately 55-acre portion of this parcel for industrial uses, which satisfies this requirement on that portion of land; however, the remaining portion needs a zoning designation. The proposed rezone to RMF would correct the inconsistency of the current NZD with the Comprehensive Plan by rezoning the remainder of the parcel to a zoning designation that is consistent with the High-Density Residential Future Land Use.

The subject property is part of a larger parcel that fronts an arterial road (S. Toledo Blade Boulevard) approximately 1 mile north of I-75.

A mixture of Zoning districts currently exists in the immediate surrounding area, including Agricultural (AG), Village (V), and Planned Community Development (PCD). While the properties abutting the subject site have an AG and Village zoning district, PCD is located approximately 300 feet to the south.

The City Attorney has reviewed and approved Ordinance No. 2024-05 for form and correctness.

At their regularly scheduled meeting on February 1, 2024, the Planning & Zoning Advisory Board voted unanimously 6-0 with 1 member absent to recommend City Commission approve REZ-23-137, Toledo Blade 320 RMF via ORD. NO. 2024-05.

Information for Second Reading:

The City Commission heard this item at their February 27, 2024, meeting and voted 4-1 to continue Ordinance No. 2024-05 to second reading on March 5, 2024.

Business Impact Statement:

This ordinance proposes the rezone of approximately 262.34± acres of certain contiguous real property into the corporate limits of the City of North Port, Florida in accordance with Florida Statutes Chapter 125.66 and the Unified Land Development Code Section 1-33.

Strategic Plan

Economic Development & Growth Management

Financial Impact

Not Applicable

Procurement

Not Applicable

**Attachments:**

1. Ordinance No. 2024-05 Second Reading
2. Revised Staff Report w/ Exhibits.
3. Ordinance No. 2024-05 First Reading
4. Survey
5. Zoning Map
6. Notice of Representation
7. Transportation Impact Analysis
8. PZAB Action Report 2-1-2024
9. Staff Report w/ Exhibits.
10. Staff Presentation REZ-23-137
11. Business Impact Statement ANX-23-129

**Prepared by:** Carl Bengel, 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