



Legislation Text

File #: TXT-22-188-3, **Version:** 1

TO: Planning & Zoning Advisory Board

FROM: Lori Barnes, AICP, CPM, Assistant Director, Development Services

TITLE: Consideration of Amendment to the Unified Land Development Code (ULDC) (TXT-22-188-3) (Ordinance No. 2024-15) Repealing Ordinance No. 2010-15 and the Official Zoning Map as Amended and Adopting a New Official Zoning Map

Recommended Action

The Planning & Zoning Advisory Board finds this amendment TXT-22-188-3 consistent with the Comprehensive Plan and recommends City Commission approval of Ordinance No. 2024-15.

General Information

The City of North Port has been in the process of amending the Unified Land Development Code (ULDC) since 2015. While the City successfully updated the Comprehensive Plan via the Evaluation and Appraisal Review process in 2017, the land development regulations were never fully amended. Changing growth conditions and a new focus on a sustainable balance of land uses has resulted in the preparation of a new, modern ULDC that was developed by staff with City Commission direction over a 22-month period, during which time, the Future Land Use Element of the Comprehensive Plan was amended (Ordinance No. 2024-09). The amended FLUE included establishment of new future land use districts and adoption of a new Future Land Use Map (Map 2-7).

The Community Planning Act in the Florida Statutes, Chapter 163, Part II, incorporates fundamental requirements regarding consistency of land development regulations as follows:

Florida Statutes 163.3202 Land development regulations.-

(1) Within 1 year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to s. 163.3191, each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.

This ordinance adopts a new Official Zoning Map pursuant to Chapter 1, Article II, Section 1.2.3. of the ULDC, including new zoning districts to align with the new future land use districts according to Chapter 3, Article I, Section 3.1.1. of the ULDC. Through the assignment of zoning districts that are compatible with the future land use districts, the new Official Zoning Map is consistent with the Florida Statutes, and Policy FLU 1.2.5. of the Future Land Use Element of the Comprehensive Plan.

Furthermore, by assigning Environmental Conservation (EC) zoning to environmentally sensitive public properties that were previously otherwise zoned this ordinance is in harmony with the Conservation Element of the Comprehensive Plan. (From 9,119 acres to 17,289 acres; 89% increase of land zoned for conservation). This increase included the assignment of EC zoning to a 13.27-acre area including the spring and surrounding area at Warm Mineral Springs, consistent with Goal FLU 2, Resource Protection, of the Future Land Use Element.

Finally, by providing a 16.12% increase of land zoned to support non-residential development, either in stand-alone development or mixed-use development, the new Official Zoning Map is also consistent with the Economic

Development Element of the Comprehensive Plan, including Policy 1.1.5: “The City recognizes the value of continuing to establish land use regulations that allows industrial and commercial uses, in appropriate locations, that have limited options for locating in other areas of the County and region...”. And Policy 1.1.6: “The City shall seek to diversify its tax base through the implementation of programs to attract additional commercial, industrial and mixed use developments...”. It will facilitate development to provide for employment, fiscal balance, and reduced workforce commuter outflow and transportation impacts. This will result in a more sustainable development pattern for North Port, a city disadvantaged by its pre-platted design and lack of forethought regarding the need to balance residential and non-residential development for fiscal sustainability.

Notice of the proposed ordinance was published in a newspaper of general circulation in the City of North Port on July 3, 2024.

Attachments:

1. Official Zoning Map
2. Zoning Data Charts
3. Ordinance No. 2024-15

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