



## Legislation Details (With Text)

**File #:** CPAL-19-150 **Version:** 1 **Name:** Comprehensive Plan Amendment - 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 2019-34, Amendment to the City of North Port Comprehensive Plan Future Land Use Map, Existing Land Use Map and Urban Service Area Boundary Map, Amending the Future Land Use of ± 19.2 acres from 'Agricultural, Estates' to 'Activity Center' and Moving the Urban Service Boundary

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance 2019-34, 2. Staff Report with Exhibits

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

**TO:** Planning and Zoning Advisory Board

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

**SUBJECT:** Ordinance 2019-34, Amendment to the City of North Port Comprehensive Plan Future Land Use Map, Existing Land Use Map and Urban Service Area Boundary Map, Amending the Future Land Use of ± 19.2 acres from 'Agricultural, Estates' to 'Activity Center' and Moving the Urban Service Boundary

### Recommended Action

Planning and Zoning Advisory Board recommend that the City Commission **APPROVE** Ordinance 2019-34.

### 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 **Comprehensive Plan Amendment** to change the Future Land Use of ±19.2 acres within the City of North Port. The property currently has a Future Land Use designation of 'Agricultural, Estates'. The applicant is proposing a Future Land Use of 'Activity Center' and incorporating the property into the Panacea Activity Center (AC#4). The amendment also proposes to amend the Urban Service Area Boundary Map by moving the Urban Service Area Boundary to include the subject property. The applicant is proposing this amendment to have the ability to extend utilities to the subject property.

The City Attorney has reviewed and approved Ordinance 2019-34 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 a 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.

***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 2019-34
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