



Legislation Text

File #: TXT-19-167, **Version:** 1

TO: Planning and Zoning Advisory Board

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

SUBJECT: Ordinance 2019-39, Amending the Unified Land Development Code Chapter 55 and Urban Design Standards Pattern Book to add \pm 19.2 acres into the Panacea Activity Center (AC#4).

Recommended Action

Planning and Zoning Advisory Board recommend that the City Commission **APPROVE** Ordinance 2019-39.

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 \pm 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 \pm 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 **Text Amendment** to add the \pm 19.2-acre subject property to the Panacea Activity Center (AC#4). Specifically, the petition will amend ULDC Chapter 55, Activity Center Design Standards, Figure 55-1 and the Urban Design Standards Pattern Book Activity Center 4 map to include the subject property in the boundaries of the Panacea Activity Center (AC#4).

The City Attorney has reviewed and approved Ordinance 2019-39 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.

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 2019-39
 2. Staff Report with Exhibits

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