



Legislation Text

File #: ORD. NO. 2022-02, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

FROM: A. Jerome Fletcher II, City Manager

TITLE: An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code Relating to the Permitted and Prohibited Uses in Activity Center Number 1 (Mediterranea), Activity Center Number 2 (Heron Creek), Activity Center Number 3 (Gateway), Activity Center Number 4 (Panacea), Activity Center Number 5 (Midway), and Activity Center Number 8 (The Gardens); Amending Chapter 55 - Activity Center Design Regulations; Amending Section 61-3 - Definitions and Word Usage; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Recommended Action

Continue Ordinance 2022-02 to second reading on February 22, 2022.

Recommended Action for Second Reading

Approve Ordinance 2022-02.

Background Information

History:

At the September 14, 2021 City Commission meeting, a motion was approved to direct staff to schedule a special meeting on October 7, 2021 at 10:00 a.m. regarding permitted and prohibited uses in Activity Centers 1 through 5 and 8. The motion was amended to carry over backup documentation from agenda item 21-1089 and add maps of each activity center.

On October 7, 2021 a Special Meeting was held with City staff to discuss and give direction regarding permitted and prohibited uses in Activity Centers 1 through 5 and 8. Attached are the meeting minutes with the motions and consensus items.

In addition to Commission-directed changes, City staff provided definitions for new or revised terms.

Planning and Zoning Advisory Board Meeting:

The Planning and Zoning Advisory Board heard this item at their regularly scheduled meeting on January 6, 2022. They voted unanimously to recommend approval of Ordinance 2022-02 to the City Commission as modified and presented. The draft action report with the full motion is attached.

For Discussion:

During the October 7, 2021, Commission Special Meeting there was discussion on adding "Hospitals" to permitted principal uses and structures in all activity centers except Warm Mineral Springs. Commission agreed with this but when the consensus was taken, it was specific to adding hospitals to Activity Center 1. Further consensus were to add

“Hospitals” to permitted principal uses and structures in Activity Centers 3, 4, 5 and 8. Staff needs clarification if “Hospitals” should also be added to Heron Creek -Activity Center 2.

City staff is proposing to add the term “General Office” and add it to permitted principal uses and structures in Activity Centers 1-5 and 8.

GENERAL OFFICE: The conducting of affairs of a business, profession, service, or government, including the storage, management, processing, and transmission of digital data, but excluding manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials goods and products, or the sale and or delivery of any materials goods or products which are physically located on the premises.

Additional City staff changes:

- Added “Microdistillery”, “Microwinery”, “Distillery” and “Winery” to definitions and to appropriate sections.
- Used the term “industrial establishments” in place of “manufacturing or industrial establishments.”
- Used the term “Commercial recreation establishments” in place of “indoor commercial recreation” and “indoor/outdoor recreational commercial facilities.”
- Did not add a definition for “last mile.”
- Added parking and storage of construction equipment in Section 55-31 B but did not add any special requirements.

Ordinance 2021-46 has been reviewed and approved by the City Attorney as to form and correctness.

Added for Second Reading:

The City Commission heard this item at their regularly scheduled meeting on January 25, 2022. There was discussion and direction for some changes which have been made. The City Commission unanimously voted 5-0 to continue Ordinance 2022-02 to second reading.

Strategic Plan

Historical, Cultural, and Environmental Preservation
Affordability, Growth & Development
Neighborhood Enhancement

Financial Impact

Not applicable.

Procurement

Not applicable.

Attachments:

1. Ordinance No. 2022-02 First Reading
2. Maps Showing Second Row Distance
3. October 7, 2021 Commission Meeting Minutes
4. January 6, 2022 Planning and Zoning Advisory Board Action Report
5. Ordinance No. 2022-02 Second Reading Strikethrough and Underline
6. Ordinance No. 2022-02 Second Reading Clean Copy
7. Chapter 55 - Table of Changes

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