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Planning 101

Planning and Zoning Advisory Board Meeting

December 18, 2025

Presented by: The Planning and Zoning Division

Planning 101: Purpose and Intent

To provide an overview of the visioning and regulatory tools that guides city development, growth and planning.

To highlight those provisions in the Strategic Plan, Comprehensive Plan, and the Unified Land Development that directly apply to the growth and development of the City.

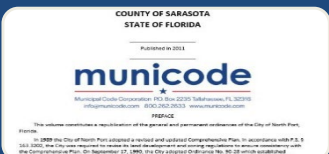
Training Sections



Section 1. Strategic Plan



Section 2. Comprehensive Plan



Section 3. Land Development Regulations (ULDC)



Section 4. Role of the Planning and Zoning Advisory Board



Section 5. Questions

Section 1. Strategic Plan

Strategic Planning helps local government realize its long-term vision by setting up goals and objectives in a systematic, incremental manner.

Strategic Planning is a systematic process by which you identify:

- Why your local government exists
- Whom it serves
- What benefits will be derived from the services it provides, and
- The vision your administration has regarding how citizens needs can best be served.

Simply put, strategic planning looks at where the City is today, where you want it to be tomorrow, and outlines the steps you need to take to get there.

City of North Port Strategic Plan 2022-2025

Vision: An innovative, friendly, engaging and sustainable community where residents, businesses, and visitors flourish.



Mission: To provide exceptional service to our entire community for the continuous enrichment of quality of life.

Strategic Plan

City of North Port Values



Accountability: We are dedicated to the highest ethical standards and accept personal responsibility for our conduct and obligations.



Integrity: We maintain the public's trust through honest, transparent, respectful and equitable behavior.



Customer Service: We work with compassion, professionalism and purpose. We make a positive difference in the lives of the residents we serve.



Teamwork: We promote collaboration that fosters excellence and innovation.

Strategic Plan

City of North Port Values



Empowered Employees: We embrace an inclusive work environment by empowering employees to act through supportive leadership, mutual respect, trust, ownership, and open communications. **Integrity:** We maintain the public's trust through honest, transparent, respectful and equitable behavior.



Diversity: We embrace our community's differences and life experiences by encouraging inclusiveness.



Innovation: We foster an environment that stimulates cutting-edge approaches to achieve efficiencies and exceptional results.

Strategic Pillars

Safe Community

Quality of Life

Economic Development & Growth Management

Environmental Resiliency & Sustainability

Infrastructure & Facilities Integrity

Good Governance

Disaster Response & Recovery Management

Strategic Plan

For more information regarding the Strategic Plan, please visit the City of North Port website.

<https://www.northportfl.gov/City-Government/City-Leadership/City-Commission/Strategic-Plan>

Section 2. Comprehensive Plan

Comprehensive planning is a methodical process that establishes the goals and aspirations of a community for its development. The outcome of this process is referred to as a comprehensive plan, which may also be known as a general plan or master plan.

A Comprehensive Plan is:

A vision for the future

A decision-making guide

A basis for policy

A basis for zoning

Flexible and adaptive

The Local Government Comprehensive Plan

- The Local Government Comprehensive Plan is the centerpiece of planning and growth management in Florida. The Community Planning Act requires that all counties and municipalities adopt and maintain a comprehensive plan.
- The Comprehensive Plan is a blueprint to guide economic growth, development of land, resource protection and the provision of public services and facilities. The Comprehensive Plan implements the community vision typically through a series of “elements” that provide a framework for development and community building.

Florida Statutes Chapter 163

- Section 163.3177 Required and Optional Elements of Comprehensive Plan
- Includes specifics of details that must be included in each element
 - Future land used defined; map included; goals, policies and measurable objectives
 - Capital improvements schedule 5 year
 - Future housing, including affordable workforce housing as defined in s. 420.0004, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities, etc....

Comprehensive Goals Objectives and Policies:

Future Land
Use

Transportation

Utilities

Conservation

Recreation
and Open
Space

Intergovernme
ntal
Coordination

Housing

Public School
Facilities

Capital
Improvements

Economic
Development

Property
Rights

Coastal
Management

Future Land Use Element

The Future Land Use Element (FLUE) institutes the framework for growth management and land planning as authorized by Chapter 163 Florida Statutes.

The FLUE provides a long-term vision for how an area will develop, while zoning serves as the tool to implement that vision on a parcel-by-parcel basis.

Future Land Use Element – Goals, Objectives, and Policies, (GOP's)

G – What is a Goal?

- Specific outcomes we hope to achieve to fulfill the vision

O - What is an Objective?

- How to Implement
- Measurable steps to get there

P - What a Policy?

- A guiding principle or specific rule that directs how a local government will manage land use and development. Used for development of ULDC.

Future Land Use Districts

Agricultural and Residential

FLUM Acronym	Future Land Use District	Description
AG	Agricultural, Estates	These lands are agricultural uses and very low-density residential development, along with supporting accessory uses.
LDR	Low-Density Residential	Low-density residential development, supporting accessory uses
MDR	Medium-Density Residential	Medium-density residential development, supporting accessory uses
HDR	High-Density Residential	High-density residential development including manufactured home communities, supporting accessory uses

Future Land Use Districts

Non-Residential		
FLUM Acronym	Future Land Use District	Description
C	Commercial	Designated to provide areas in which customary and traditional conduct of trade, retail and personal services, office and public schools. Limited light industrial, environmental conservation and government uses
I	Industrial	Designated for manufacturing, processing, storage, warehousing, wholesaling, and distribution.

Future Land Use Districts

Conservation and Public/Institutional

FLUM Acronym	Future Land Use District	Description
CON	Conservation	Protect environmentally sensitive land by maintaining them in a pristine state as aquatic preserves, wilderness areas, wildlife sanctuaries, passive recreation and government use.
PI	Public Institutional	Designated for federal, state, or local government uses and utility facilities, environmental conservation, and public schools. Commercial and light industrial uses shall also be allowed in conjunction with government uses or as part of public private partnerships

Future Land Use Districts

Corridor Districts

FLUM Acronym	Future Land Use District	Description
MIC	Medium-Intensity Corridor	Lands are generally located along arterial and collector roads and are designated to provide for medium-density residential uses and various neighborhood-serving retail service or light industrial uses.
HIC	High-Intensity Corridor	Lands generally located along arterial roads are designated to accommodate high-density residential uses and various commercial, industrial, and service uses at higher intensities.

Future Land Use Districts

Activity Centers

FLUM Acronym	Future Land Use District	Description
AC 1	Activity Center 1	Located along US-41, supports commercial, light industrial, office and retail uses
AC 2	Activity Center 2	Located S. Sumter Blvd and W. Price Blvd, supports civic, commercial, medical, mixed-use office, residential. Pedestrian friendly environment
AC 3	Activity Center 3	Intersection of I-75 and N. Sumter Blvd. Major gateway supports commercial, medical, destination, recreational, and residential uses. (SMH)
AC 4	Activity Center 4	Located along Toledo Blade and I-75, the Major gateway includes Panacea, North Port Gardens DRI, and supports commercial, entertainment, industrial, medical, office, recreational, and residential uses.
AC 5	Activity Center 5	N. And S. Toledo Blade Blvd (4 quadrants) supports commercial, light industrial, and residential uses
AC 6	Activity Center 6	Yorkshire Blvd and I-75. Intended to be an employment epicenter. Supports intense commercial, industrial, and residential uses. One and two-family homes are limited and permissible on the west side of I-75 in a specific area.

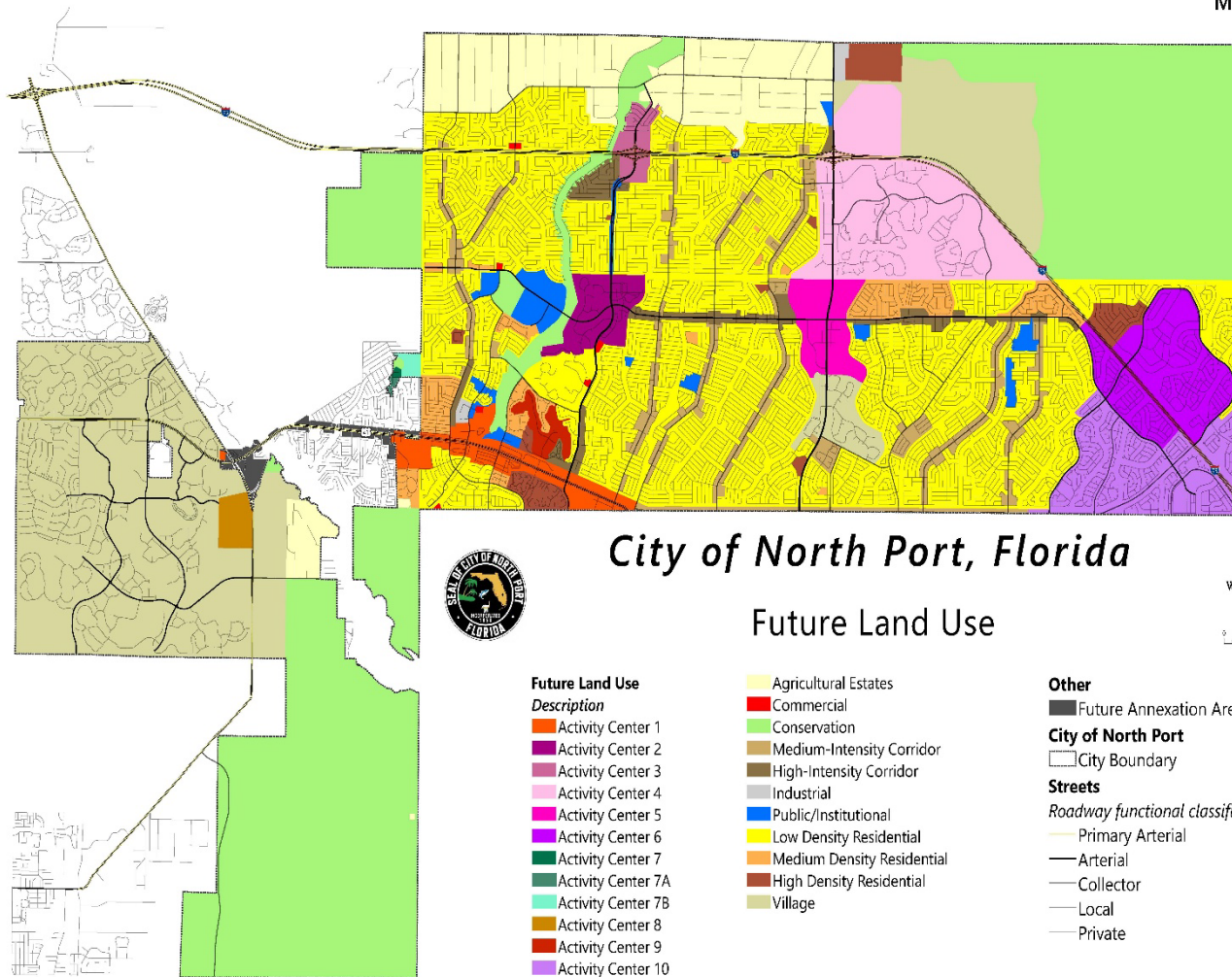
Future Land Use Districts


Activity Centers

FLUM Acronym	Future Land Use District	Description
AC 7	Activity Center 7	City owned property where Warm Mineral Springs exists. Uses include parks and recreation, culture, and supporting commercial enterprises
AC 7 A	Activity Center 7 A	Property south and southwest of Warm Mineral Springs. Uses includes commercial, office and residential
AC 7 B	Activity Center 7 B	City owned property east of Warm Mineral Springs Park. Uses include cultural and community facilities, commercial, hotel/resort, office and residential
AC 8	Activity Center 8	Lands located along River Rd adjacent to Wellen Park. Uses includes mixed use development with commercial, institutional, office and residential areas.
AC 9	Activity Center 9	Located in the vicinity of US-41 and Sumter, between Greenwood Ave and Appomattox. Supports commercial, light industrial, medical, and residential uses.
AC 10	Activity Center 10	Located at the southeast corner of the City along Charlotte County border near I-75. Supports a variety of commercial and industrial uses and limited residential

Future Land Use Districts

Village		
FLUM Acronym	Future Land Use District	Description
V	Village	These lands are designated for master planned communities comprised of a mixture of residential and non-residential development, civic uses, including public schools, and environmental conservation and government uses



The background of the slide features a grayscale image of a map. A small, white model of a boat is placed on a road that winds through the map. The map includes various geographical features like roads, rivers, and possibly some buildings or landmarks, though they are not clearly defined. The overall tone is professional and thematic for a transportation-related presentation.

Transportation Element Goals, Objectives, and Policies:

To develop an effective multi-modal transportation system which optimizes safety, convenience, cost and pollution reduction practices by establishing internal and external transportation linkages between residential neighborhoods and activity centers.

Transportation Goals: Implementation

Level of Service - The City shall continue to implement transportation improvements from the Capital Improvements Element to address future land use impacts.

Safety Improvements - The City will enhance safety on existing roadways through identified improvements in the Capital Improvements Element.

Roadway Improvements - New roadway construction and maintenance will follow policies outlined in the Capital Improvements Element and Program.

Future Needs - The City will assess the need for additional right-of-way along existing roads to support future expansions and improvements.

Bicycle/Pedestrian - The City will promote the development of a comprehensive bicycle/pedestrian/multiuse pathway system.

Transportation Goals: Implementation

Parking and Design - Enhance parking for areas along U.S. 41 to address current and future deficiencies.

Landscaping/Aesthetics- Improve the aesthetic and noise-buffering aspects along arterial and collector roadways through landscaping.

Intergovernmental Planning - Coordinate the City's transportation plans with those of the MPO, SWFRPC, and FDOT.

Mass Transit - Support the development of mass transit facilities within the City.

Hurricane Evacuation - Ensure safe evacuation for residents in Hurricane Vulnerability Zones 1 and 2 during emergencies.

Aviation - Promote the expansion of commercial air service to Southwest Florida.



Utilities:

Potable Water

Sanitary Water

Solid Waste

Stormwater Management



Utilities Goals: Potable Water

Objective 1: To develop, operate, and maintain an environmentally sound, economically efficient, potable water treatment, and distribution, system.

Objective 2: The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate potable water supply, treatment, and distribution capacity is available or will be available concurrent with the impacts of development.



Utilities Goals: Potable Water

Objective 3: The City shall require that each developer enter into a Utilities Agreement which outlines the needs of the developer, and addresses the availability of adequate potable water, incorporates water conservation, and reclaimed water.

Objective 4: The City will maintain a five-year schedule of capital improvement needs, as identified in the utility master plans, and in the Capital Improvements Element, for potable water supply, treatment and distribution.



Utilities Goals: Potable Water

Objective 5: Existing deficiencies which have been identified in the utilities master plans, or other pertinent document(s) will be addressed by the City.

Objective 6: To accommodate projected demand for ultimate build-out of the City, expansion of supply, treatment, and distribution facilities.



Utilities Goals: Potable Water

Objective 7: The City shall continue to implement and enforce the provisions of City regulations and will modify restrictions whenever called upon to do so by SWFWMD.

Objective 8: In an effort to encourage efficiency in the provision of utility services, the City shall seek input, as applicable, from various local, state, regional, and federal authorities, as well as the citizens of the City of North Port.



Utilities Goals: Potable Water

Objective 9: The City will maximize the use of existing potable water facilities as development occurs.

Objective 10: The City will evaluate the extension of potable water lines for the purposes of Economic Development.



Utilities Goals: Potable Water

Objective 11: The City shall implement programs, as specified in the policies below, to maintain and improve water quality in the surficial aquifer.

Objective 12: The quantity of surficial aquifer waters will continue to be conserved by maintaining the water table as high as practical.

Utilities Goals: Sanitary Water

GOAL 1: To provide for the adequate collection, treatment, and disposal of sewage to meet the needs of the customers of North Port using a Master Planning process, while taking into consideration the needs of the City at ultimate build-out.



Utilities Goals: Sanitary Water

Objective 1: The City shall establish level of service standards to guide the provision of sanitary wastewater service to its customers.

Objective 2: The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate sewage collection, treatment and disposal capacity is available, or will be available, concurrent with the impacts of development.



Utilities Goals: Sanitary Water

Objective 3: The City may require that each developer enter into a developer agreement outlining the needs of the developer and addressing the availability of adequate sanitary wastewater and reclaimed water infrastructure and capacity. In addition, the developer will be required to plan, design, permit, construct, and dedicate all sanitary sewer infrastructure improvements necessary for the development pursuant to the developer agreement.



Utilities Goals: Sanitary Water

Objective 4: The City will maintain a five-year schedule of capital improvement needs, as identified in the Capital Improvements Element, for wastewater collection, treatment and disposal facilities, and the utilities master plans.

Objective 5: Existing deficiencies which have been identified in the Utilities Master Plans (see Policy 2.12), or other pertinent documents, will be addressed by the City.



Utilities Goals: Sanitary Water

Objective 6: The City shall accommodate, where and when financially feasible, the projected development and the accompanying demands for sewage collection, treatment, and disposal facilities while taking into consideration the needs of the City at ultimate build-out.

Objective 7: In an effort to encourage efficiency in the provision of utilities services, the City shall seek input, as applicable, from various local, state, regional, and federal authorities, as well as the citizens of the City of North Port.



Utilities Goals: Sanitary Water

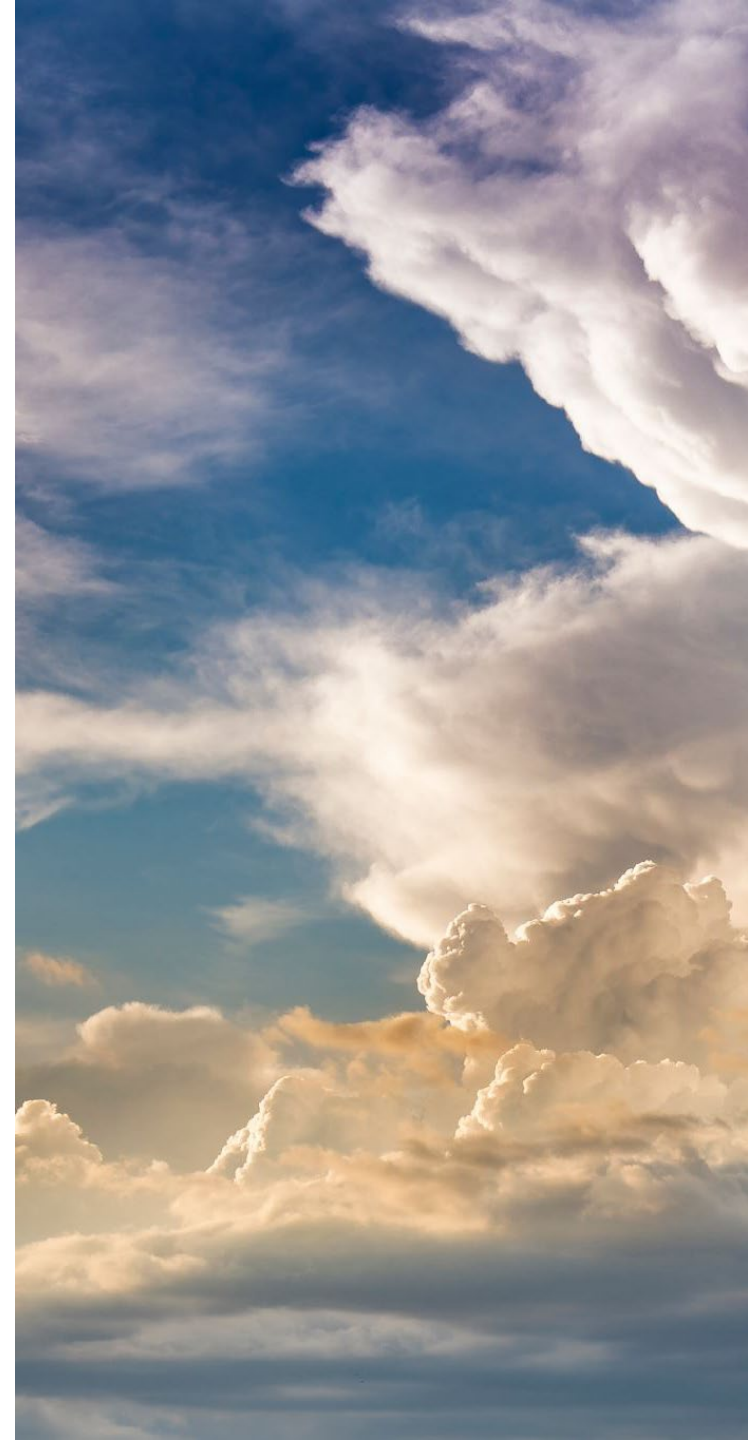
Objective 8: The City will maximize the use of existing sanitary wastewater facilities as development occurs.

Objective 9: The City will evaluate the extension of sanitary wastewater lines for the purposes of Economic Development.



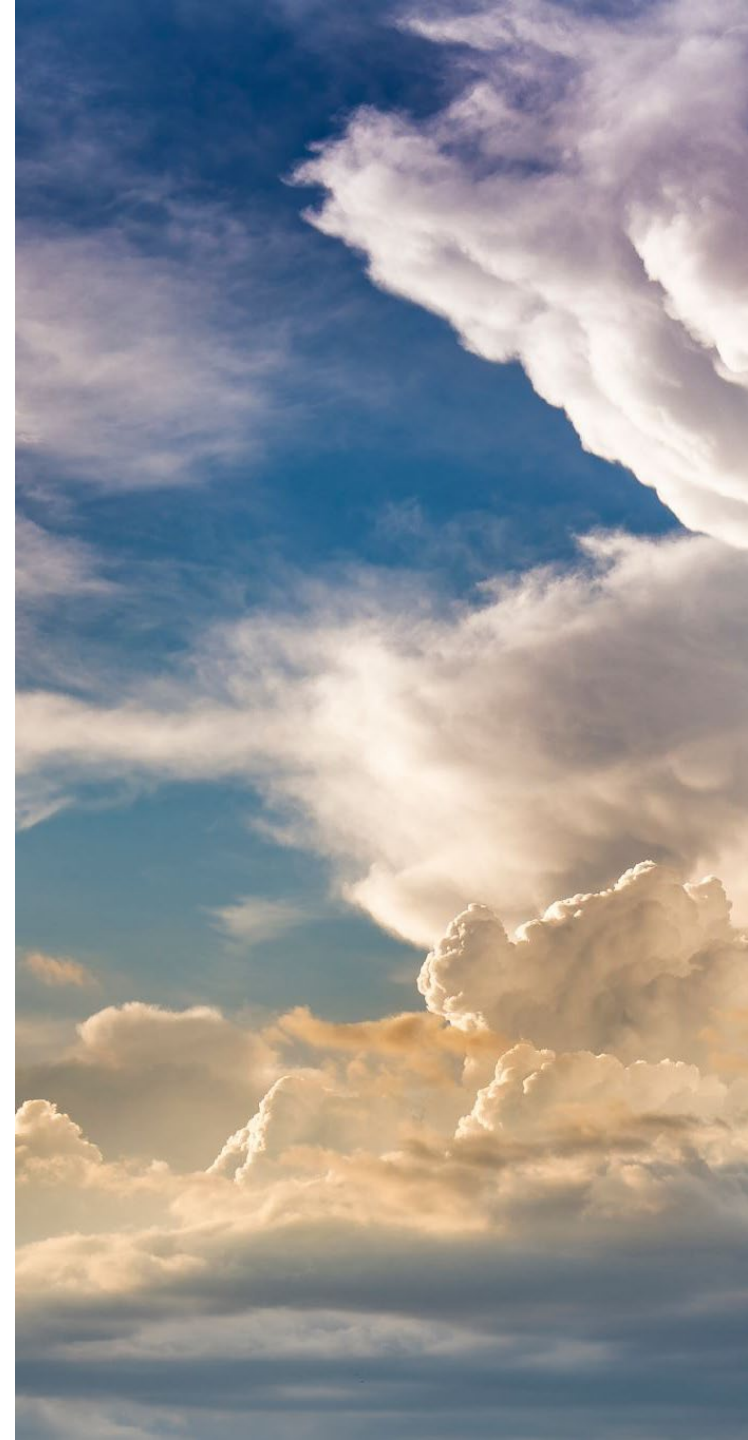
Utilities Goals: Stormwater Management

GOAL 1: The City of North Port shall provide a stormwater management system which protects real and personal properties, preserves natural resources, maintains recharge to the surficial aquifer, and maintains or improves the quality of surface water runoff.



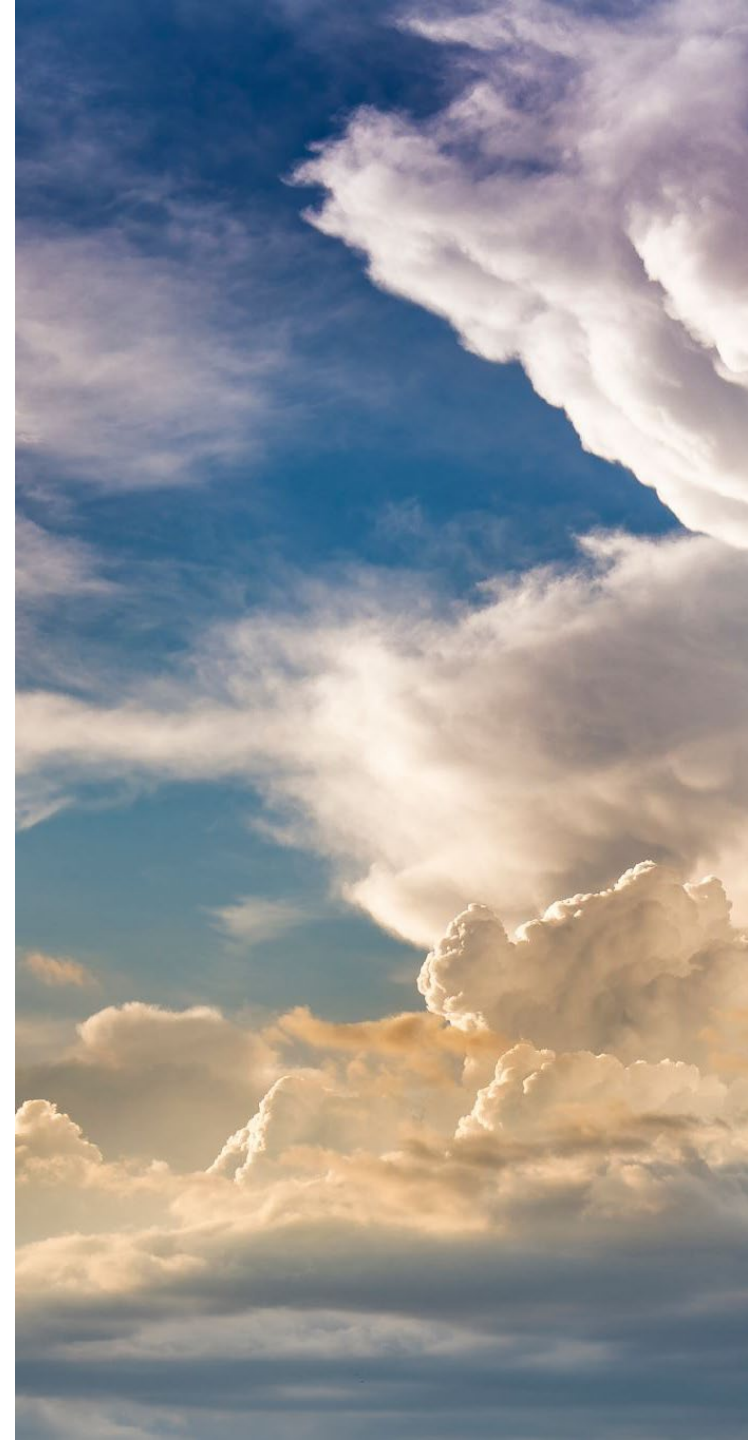
Utilities Goals: Stormwater Management

Objective 1: The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate surface water management facilities are available or will be available to serve the development within a reasonable time, as defined in the Concurrency Management System Ordinance of the Unified Land Development Code.



Utilities Goals: Stormwater Management

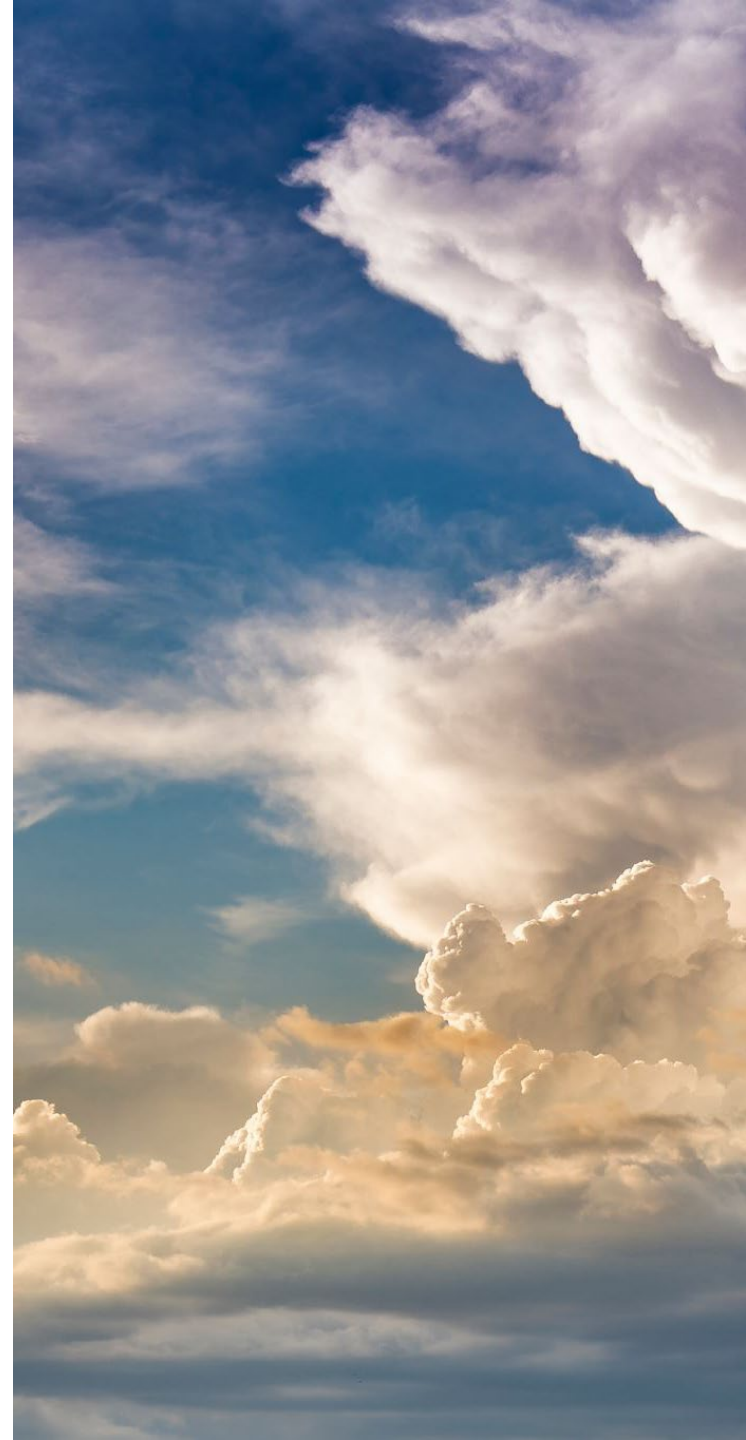
Objective 2: The City and the Public Works Department will maintain a five-year schedule of capital improvement needs for public facilities, identify responsible parties and agencies, and identify time frames for completion. The schedule will be updated annually in conformance with the review process for the Capital Improvement Element (CIE) of this plan, and for consideration in the City's annual budget process to ensure economic feasibility.



Utilities Goals: Stormwater Management

Objective 3: Based on the findings of the Ardaman and Associates Big Slough Study the City shall undertake the following policies:

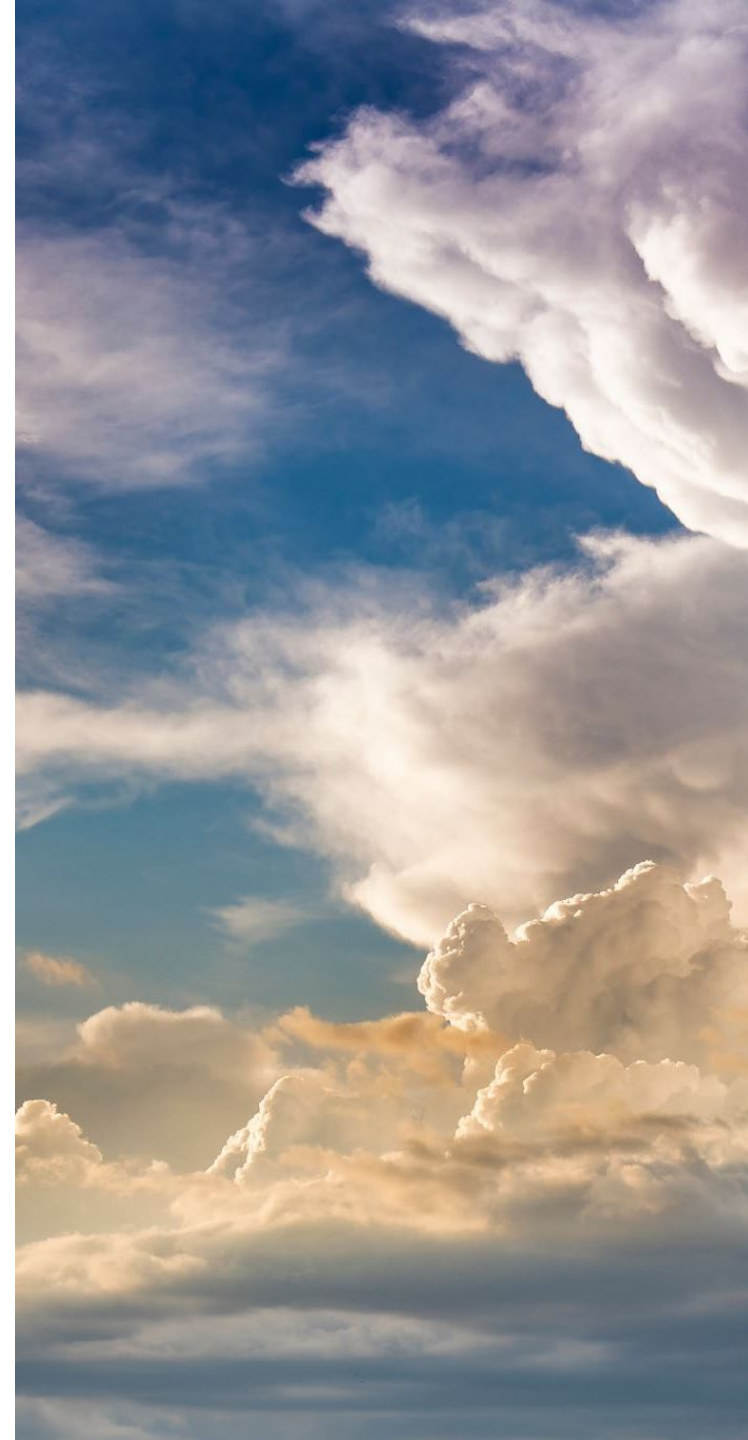
This pertains to floodplain management and the reduction of the installation of septic tanks.



Utilities Goals: Stormwater Management

Objective 4: Projected drainage improvements through the 5-year capital improvements planning period

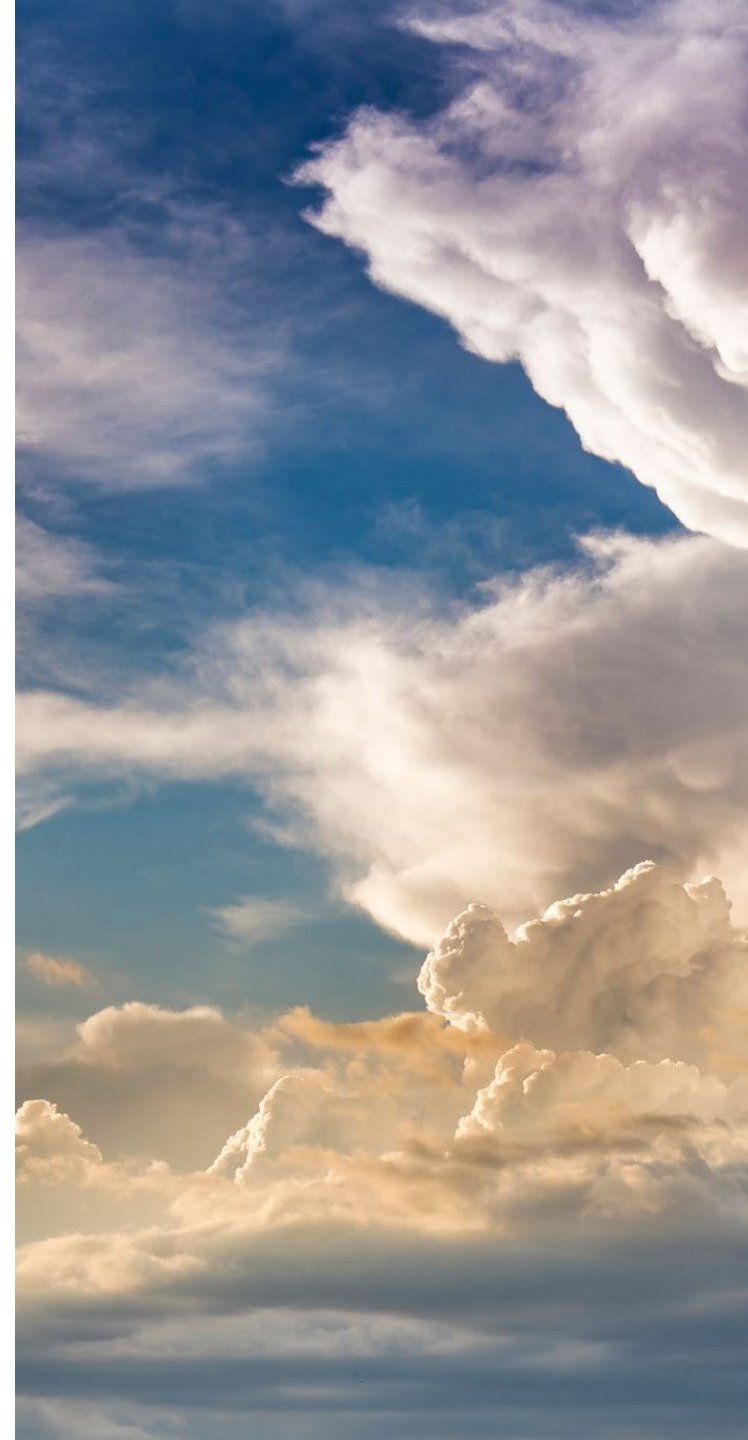
Objective 5: Projected demands for the future will be met by undertaking the drainage policies in policies 5.1-5.2.



Utilities Goals: Stormwater Management

Objective 6: As necessary, the City will continue to revise the Unified Land Development Code (ULDC) to provide for the control of stormwater, the maintenance of stormwater facilities, and the recharge of the surficial aquifer.

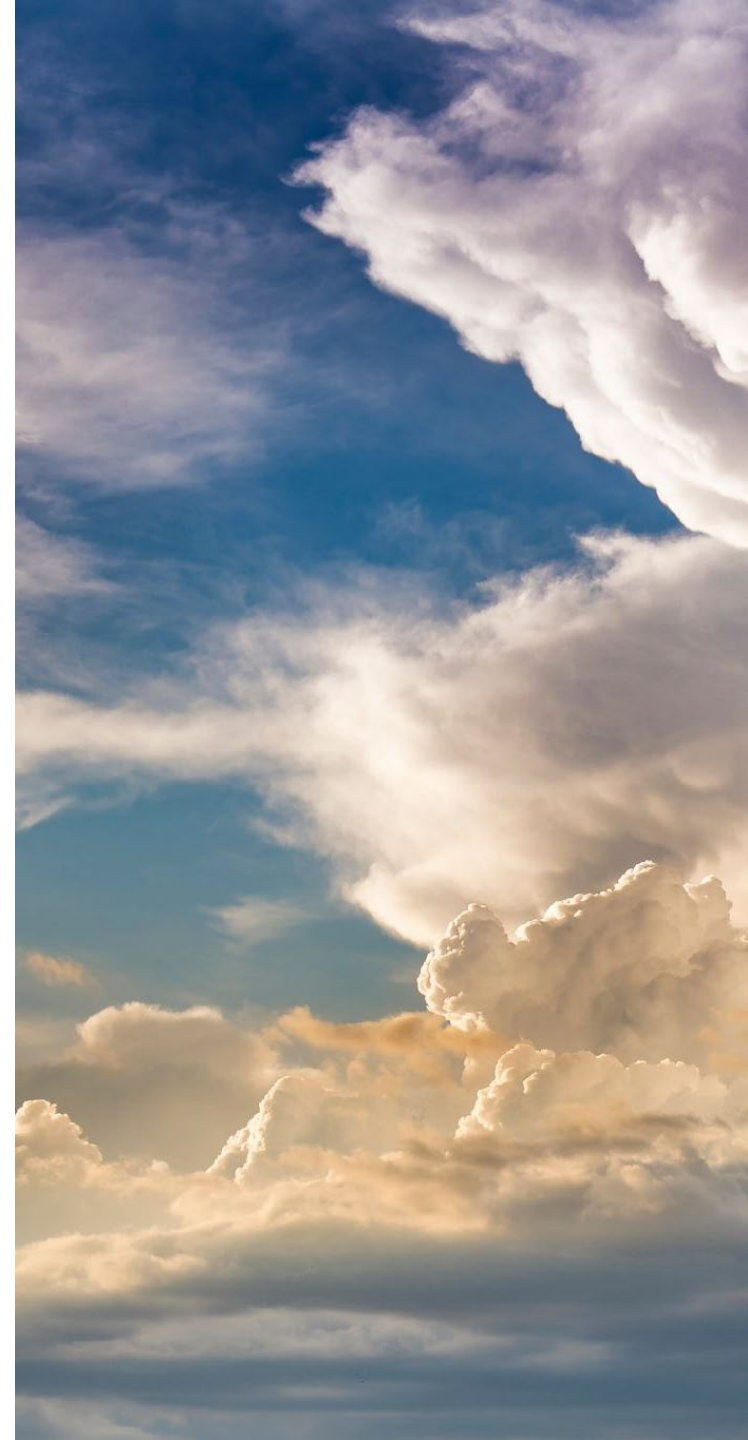
Objective 7: The City shall strive to protect aquifer recharge areas to protect surficial and groundwater recharge areas.



Utilities Goals: Stormwater Management

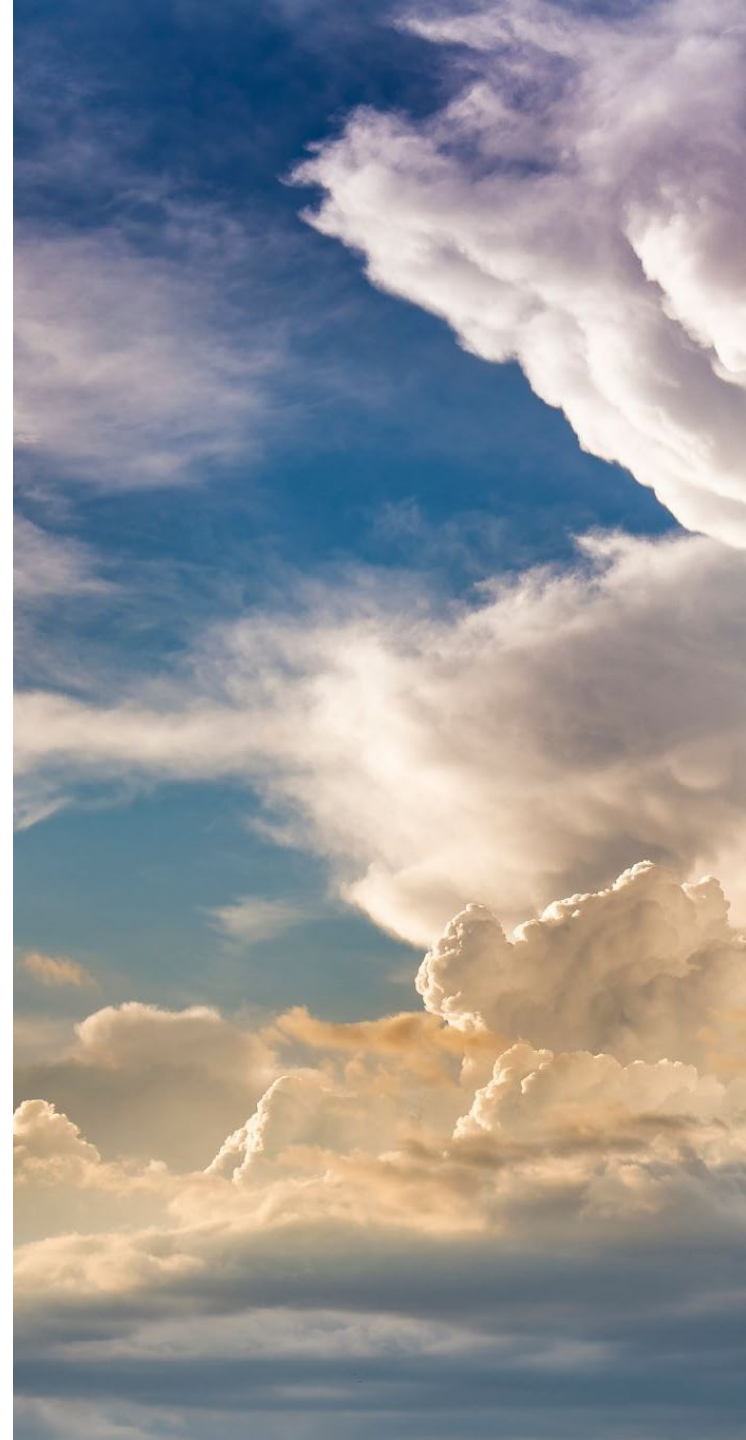
Objective 8: Intergovernmental coordination shall be increased to ensure acceptable construction and maintenance of primary, secondary and tertiary drainage systems.

Objective 9: The City shall continue and enhance ongoing public relations programs to better inform present and potential future residents concerning the realities of summer rainy season drainage conditions.



Utilities Goals: Stormwater Management

Objective 10: The City will increase and improve upon its public education activities to solicit public participation in protecting the City's waterways from pollutants.



Utilities Goals: Solid Waste

GOAL 1: To provide for the adequate collection and disposal of solid waste to meet the needs of the City of North Port's residents and businesses.



Utilities Goals: Solid Waste

Objective 1: The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate solid waste collection and disposal capacity is available or will be available within a reasonable time to serve the development.

Objective 2: The City will maintain a five-year capital improvement needs schedule for solid waste collection and disposal. The schedule will be updated annually in conformance with the review process for the Capital Improvement Element of this City of North Port Comprehensive Plan.



Utilities Goals: Solid Waste

Objective 3: The City shall continue to provide an educational program to increase awareness of impacts and costs of solid waste to City users.

Objective 4: The City shall continue to coordinate with appropriate government agencies to improve hazardous waste management.



Conservation:

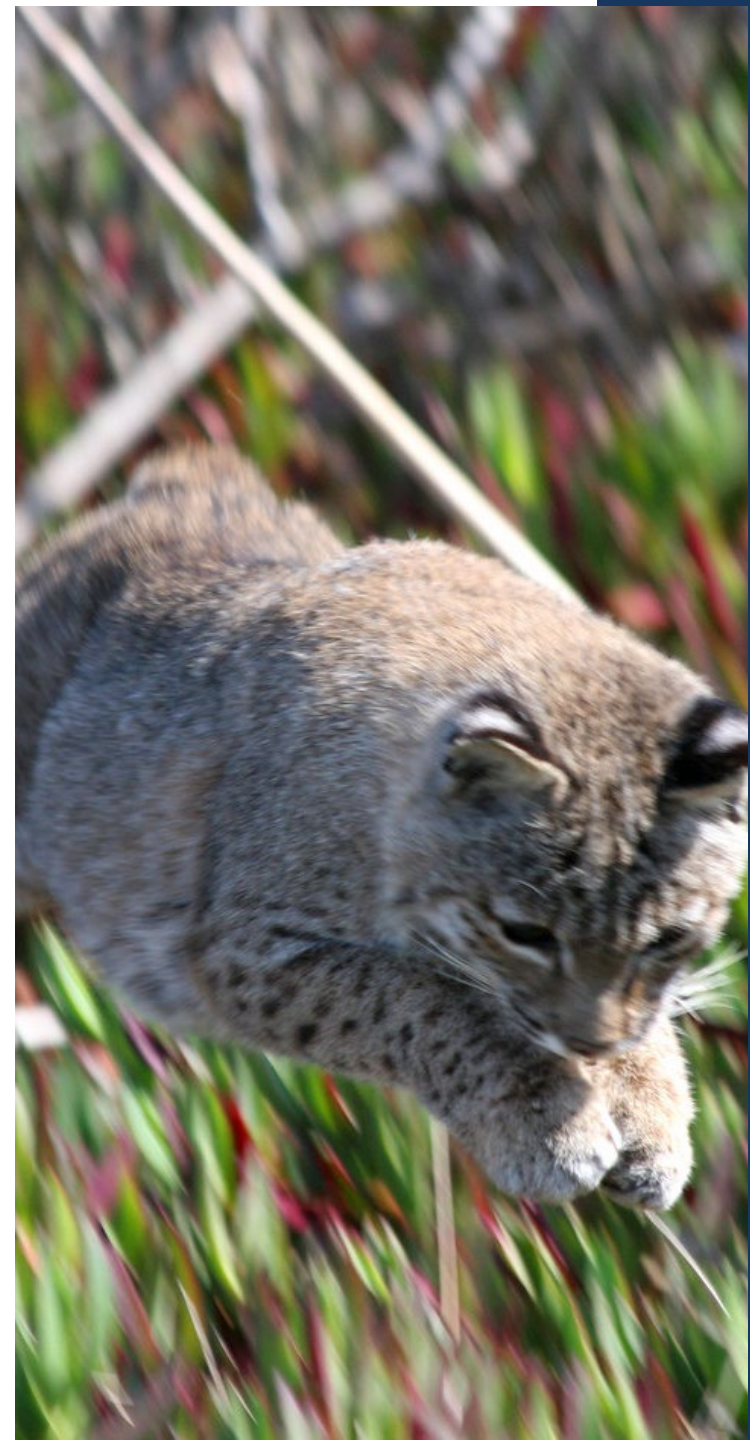
GOAL 1: The City of North Port shall protect, conserve and enhance its natural, environmental and historic resources to ensure sustainable environmental quality for the future.



Conservation:

Objective 1: Upon adoption of the Comprehensive Plan, the City will review all applicable ordinances which provide for the protection and enhancement of its critical water resources and biologically productive flora and fauna, and wildlife habitats.

Objective 2: The City shall strive to identify all sustainable native vegetative communities and conserve and maintain these communities as balanced, biologically productive ecosystems while allowing appropriate development.



Conservation:

Objective 3: The City shall encourage the preservation of existing native vegetation, the creation of an urban forest, and the use of xeriscape methods for landscaping public and private development.

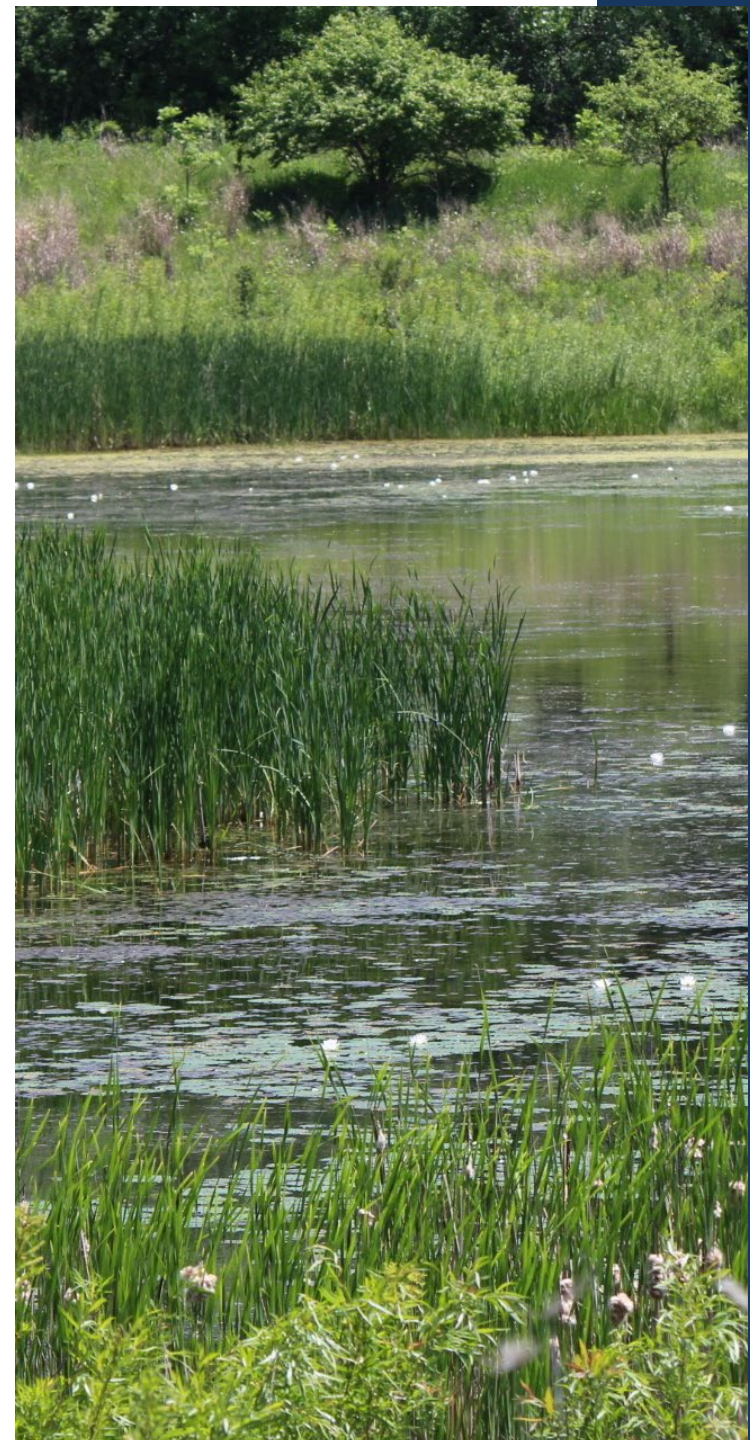
Objective 4: The surface waters and groundwater resources of the City shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.



Conservation:

Objective 5: The City shall continue management and protection programs and procedures to preserve and enhance the Myakkahatchee Creek as a Class I potable water supply and natural resource amenity.

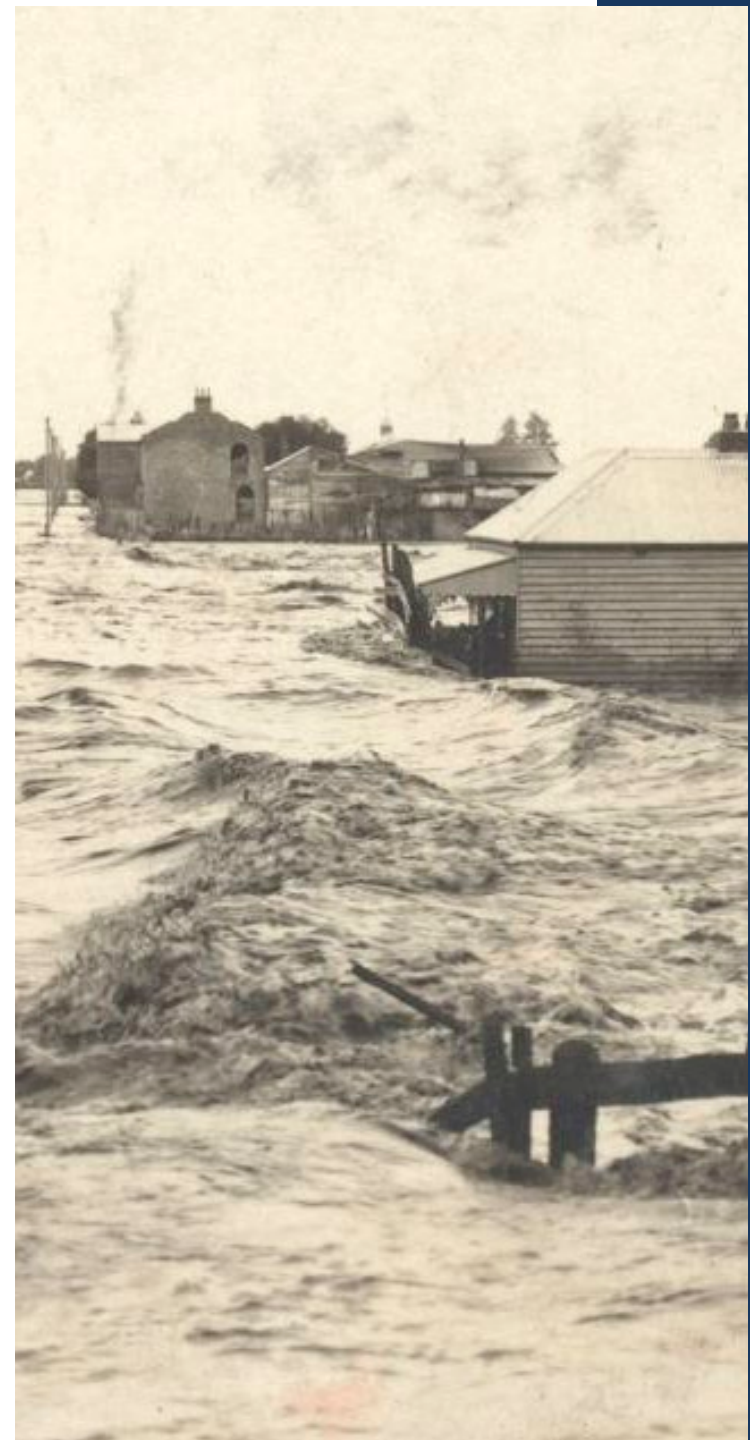
Objective 6: The City of North Port shall continue to enforce the City's wetland ordinance that conserves and protects the health, function and biological integrity of all remaining viable wetland systems



Conservation:

Objective 7: The City will continue to implement programs and procedures for the protection, preservation and conservation of coastal water resources and fresh water resources, including, but not limited to waterways and canals.

Objective 8: The City shall increase protection of the natural functions of the FEMA - FIRM 100-year floodplain through the establishment of revised land development regulations so that the flood-carrying and flood-storage capacity are maintained.



Conservation:

Objective 9: The City of North Port shall meet or exceed the minimum air quality levels established by the FDEP.

Objective 10: Consistent with the City's Archaeological Resource Protection Ordinance, the City shall take action to preserve and protect all significant historic and archaeological sites.



Conservation:

Objective 11: The City of North Port shall protect and maintain its soils as an integral part of the City's natural resources and economy.

Objective 12: The City will continue programs to enhance public awareness of natural resources in order to better understand the importance of these resources and the need for their proper management and conservation.



Recreation and Open Space

GOAL 1: To develop and maintain a community park and recreation system that will provide a diverse range of active and passive recreational opportunities and facilities to meet the needs of the present and future residents of the City of North Port.



Recreation and Open Space

Objective 1: To plan, acquire and improve community parks and open space lands consistent with the needs of North Port's resident population, as determined by the City's recreation level of service and the recommendations of the City of North Port Parks and Recreation Master Plan.

Objective 2: Establish general priorities for the development of a community park system to meet the park and recreational needs of present and projected resident populations, to include operations and maintenance needs for the City's park system.



Recreation and Open Space

Objective 3: Promote the development of a privately supported neighborhood-based park system to fulfill the recreation and open space desires of existing and future neighborhoods within the City.

Objective 4: Coordinate with other public and private agencies to meet existing and projected community and regional park demand.



Recreation and Open Space

Objective 5: The City will continue to coordinate with Sarasota County and its agents so that when viewed in their entirety, programs, facilities, and activities are readily accessible to and usable by City residents.

Objective 6: All new residential development within the City shall be required to continue to provide for their proportionate fair share of recreation areas via the impact fee ordinance and through the identification and development of open space necessary to accommodate the recreational needs of residents of such developments.



Recreation and Open Space

Objective 7: Continue to negotiate with property owners to increase the number of recreation and open space areas necessary to meet existing and future demand based upon the adopted level of service standards.

Objective 8: Establish Special Interest parks and facilities to enhance the public's appreciation and enjoyment of the City's outstanding natural, architectural, and archaeological resource areas.



Recreation and Open Space

Objective 9: Coordinate with other government agencies and the private sector to implement park acquisition, construction, maintenance, and preservation plans.

Objective 10: Continue to work with Sarasota County, the State of Florida, and the private sector to identify and develop potential facilities to encourage eco-tourism in the City of North Port.



Intergovernmental Coordination

Many formal and informal networks of information and coordination currently exist between the City of North Port and other governmental units and agencies. These units and agencies often participate in some phase of planning involving land use and/or provision of services necessitating coordination with Sarasota County.



Intergovernmental Coordination

- Goal 1: To practice effective intergovernmental coordination and communication, so as to attain the goals and objectives of the elements of the City of North Port Comprehensive Plan, and to promote cooperation, through which present and future mutual areas of concern can be addressed and conflicts resolved.



Intergovernmental Coordination

Objective 1: The City will exercise the appropriate mechanisms with other jurisdictions which are needed to manage growth, address adjacent development impacts, coordinate comprehensive planning activities, and establish and maintain adopted level of service standards.



Intergovernmental Coordination

- Objective 2: The City will maintain and enhance its formal and informal interaction with other jurisdictions.



Intergovernmental Coordination

- Objective 3: Recognizing the particular importance of effective intergovernmental relations with Sarasota County, and notwithstanding the City's home rule powers, the City will work jointly with the County to maintain and enhance all feasible and appropriate measures to manage growth and adjacent development impacts.



Intergovernmental Coordination

- Objective 4: The City of North Port shall maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.



Housing

GOAL 1: To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.

Housing Development:

Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Low Income Housing:

Objective 2: The City shall continue to manage its resources and systems to support market driven provisions of low, and very low, income housing.



Housing

Group Homes:

Objective 3: Continue to encourage efforts to increase the number of group home beds (ACLFs) for the elderly, subsidized apartments for the elderly and in-law apartments.

Housing Condition:

Objective 4: Increase efforts to preserve and rehabilitate existing dwelling units.

Housing Coordination:

Objective 5: Increase cooperative efforts with local, regional, state and federal housing agencies, the private sector, as well as non-profit organizations.



Housing

Sustainability:

Objective 6: Increase efforts to balance social, economic and environmental considerations in housing sustainability.

Mixed Use:

Objective 7: Increase housing options and community livability by establishing mixed-use development and design standards through which residential dwelling units, commercial, and office uses are intermixed with public amenities and aesthetics.

Historic Preservation:

Objective 8: Identify, preserve and retain historically significant housing and neighborhoods.



Housing

Community Housing:

Objective 9: Address the community's employment demands, workforce needs, and senior livability concerns by ensuring that a variety of housing choices are available for future and existing residents.

Special Needs:

Objective 10: Provide for the development of accessible housing and appropriate supportive services so that equal housing opportunities are available to special needs populations that live within the City.



Public School Facility

Goal 1: Collaborate and coordinate with the School Board of Sarasota County (School Board) to provide and maintain a high quality public education system which meets the needs of the City of North Port's existing and future population.



Public School Facility

Objective 1.1: Coordination and Consistency - The City shall implement and maintain mechanisms designed to more closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:

- ❖ Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;



Public School Facility

- ❖ Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs.





Public School Facility

- ❖ The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
- ❖ The expansion and rehabilitation of existing schools so as to support neighborhoods.



Public School Facility

Objective 1.2: School Siting Criteria and Infrastructure

Enhance community and neighborhood design through effective school facility design and siting standards.

Objective 1.3: Funding

Support supplemental and alternative sources for school capital funding.



Public School Facility

Objective 1.4: Sustainability

Encourage sustainable design and development for educational facilities.

Objective 1.5: Ensure Adequate School Capacity

The City will evaluate the adequacy of school capacity when it considers future land use changes, rezonings, and subdivision and site plans for residential development.



Public School Facility

Objective 1.6: Implement Public School Concurrency

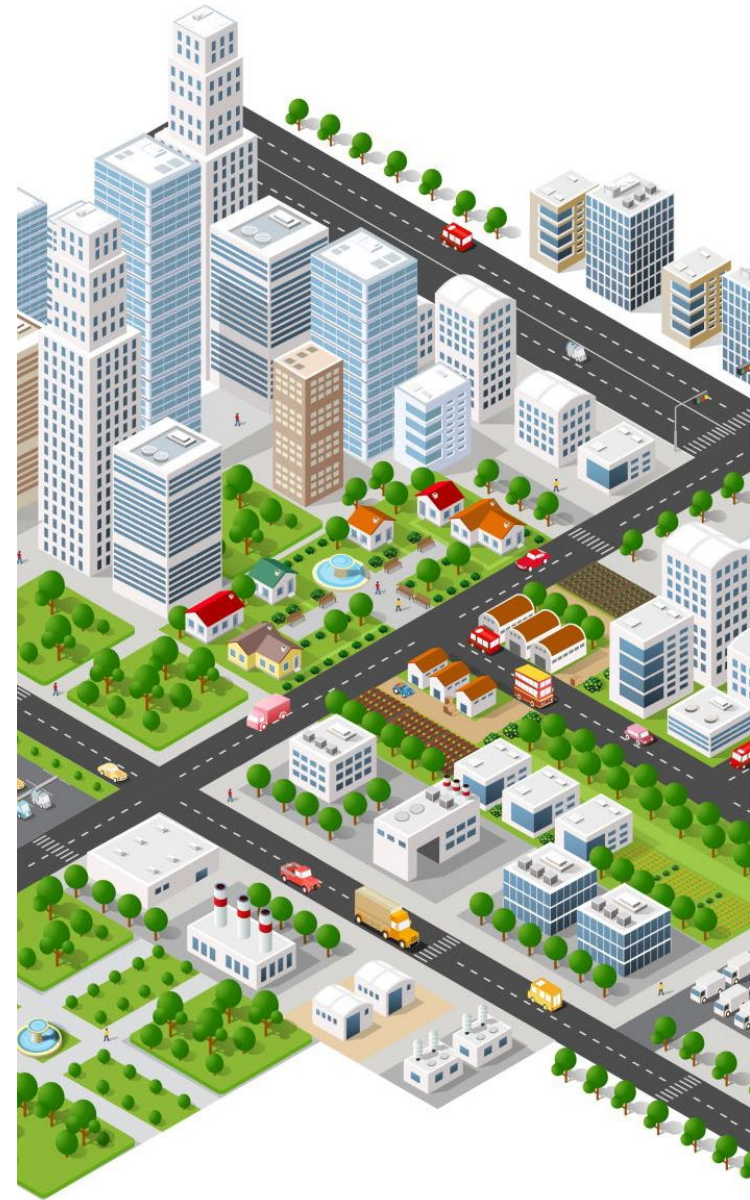
The City shall evaluate future land use changes, rezoning, and subdivision and site plan petitions for residential development to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Capital Improvements - CIE

The City Commission reviews and updates the Five-Year Schedule of Capital Improvements each year by ordinance.

This document outlines the facility types needed by Florida Statutes' Level of Service requirements. Each year, the Capital Improvement Projects list is updated to create a rolling five-year plan.

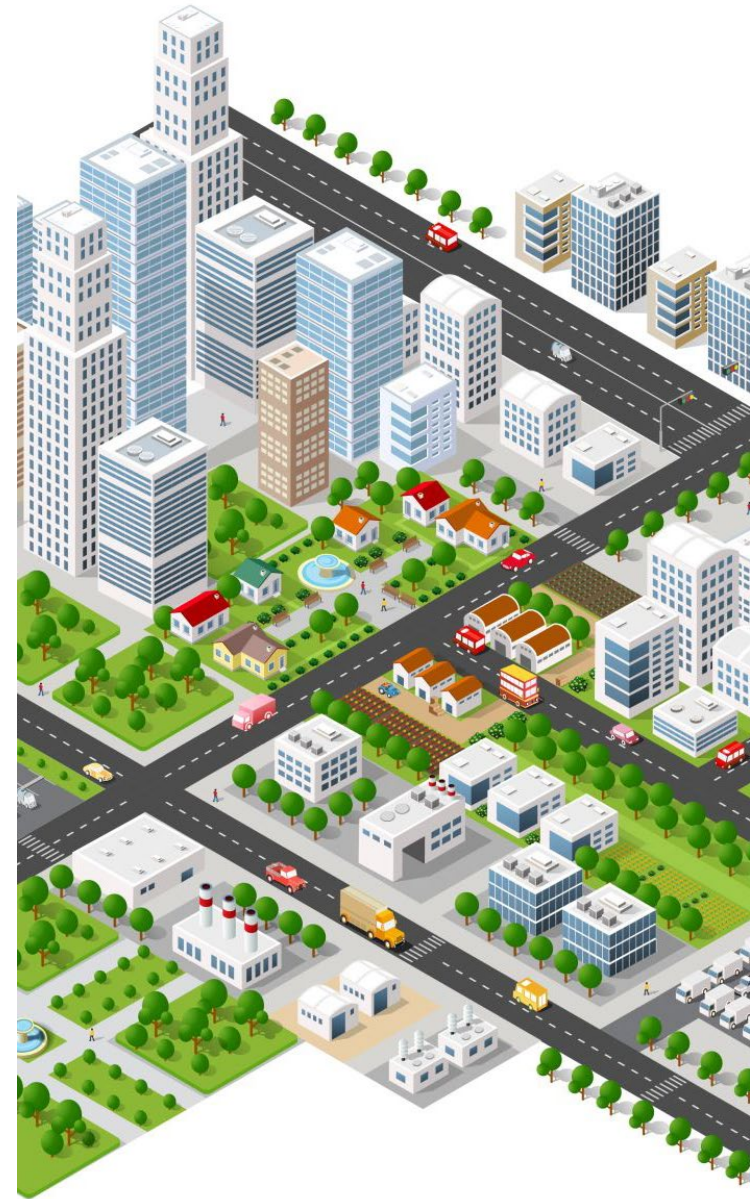
This includes adding the previous year's projects to prior funding and replacing the last fiscal year with a new fifth year. As we add new projects during the annual update, we can adjust the funding or timing for existing projects. This way, we can adapt to changing needs and conditions.



Capital Improvements - CIE

GOAL 1: The City of North Port shall undertake actions to adequately provide necessary public facilities for both existing and future residents in a timely and efficient manner, consistent with available resources, to promote orderly growth.

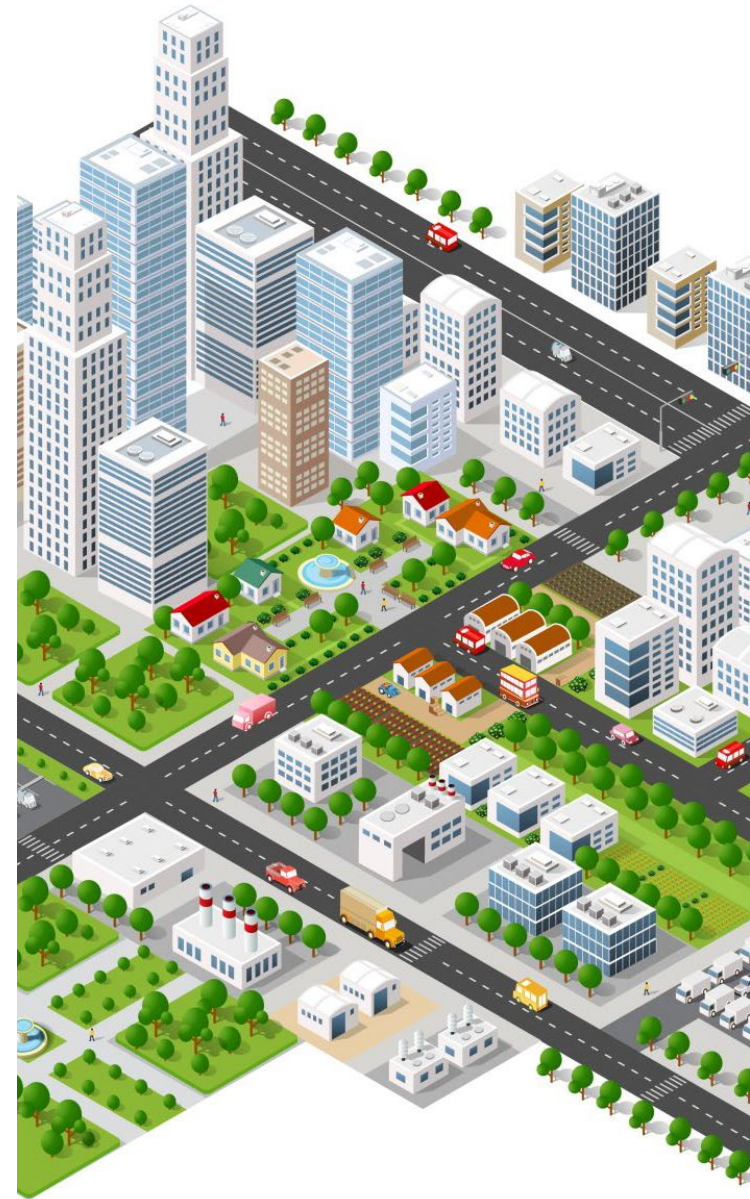
Objective 1: Capital improvements shall be provided, as required, on an annual basis to accommodate projected future growth and replace obsolete or worn-out facilities.



Capital Improvements - CIE

Objective 2: In order to limit public expenditures that may be construed as subsidizing development and post-disaster redevelopment in coastal high-hazard areas, from 1988, the City of North Port will continue to regulate the number and type of structures subject to damage in FEMA "A" Zones, or Category 1 SLOSH Zones.

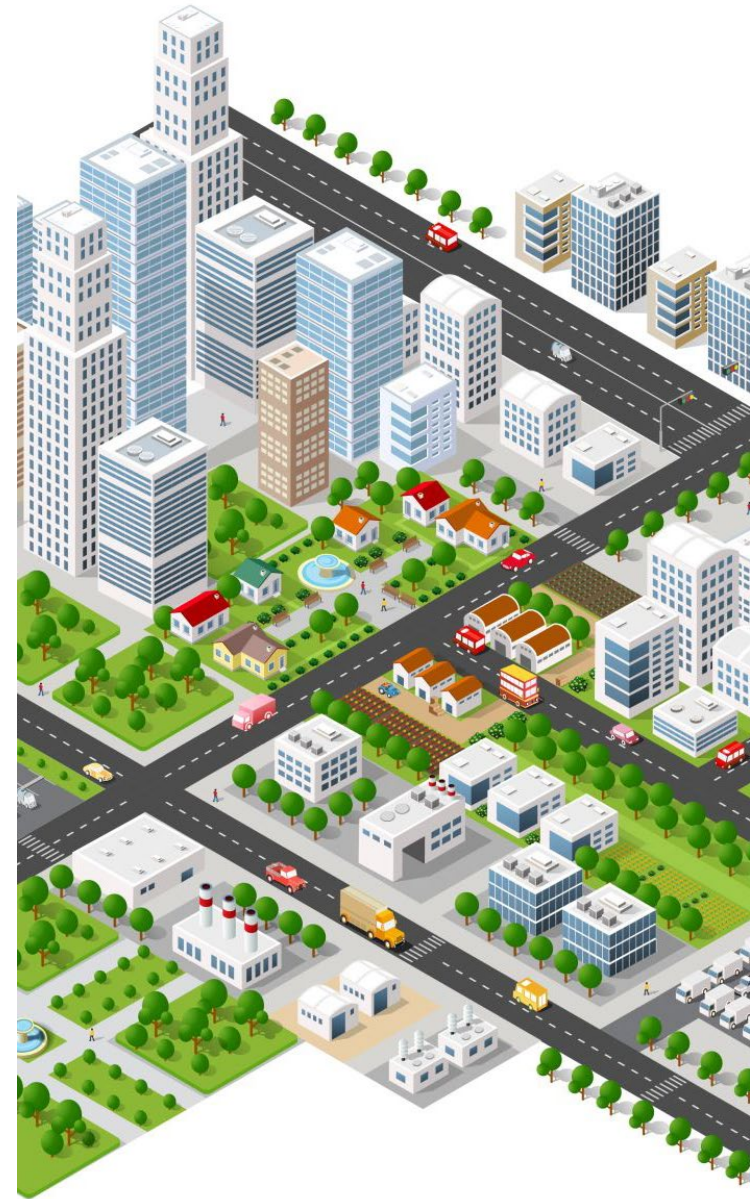
Objective 3: Future development will bear a proportionate fair share cost of facility improvements including, but not limited to public school facilities, necessitated by the development in order to maintain adopted LOS standards.



Capital Improvements - CIE

Objective 4: The City shall coordinate the management of its fiscal resources and land use decisions to ensure the provision of needed capital improvements as identified on an annual basis in the City's Capital Improvement Program and for future development in order to maintain adopted Level of Service standards.

Objective 5: Public School Facilities. The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.



Economic Development

Goal 1: Promote and maintain balanced and orderly economic growth.

Attraction, Retention, and Expansion of Targeted Businesses - The City shall plan, design, and implement programs, projects, and activities that support and assist in the expansion of existing businesses in the City and the recruitment of new businesses.

Coordinated Planning and Economic Development - Create a regulatory environment that embraces collaboration and cooperation.



Economic Development

Goal 2: Enhance relationships with the business community.

Public/Private Partnerships - Engage in and create innovative partnerships to support existing businesses and business expansion opportunities.

Goal 3: Expand availability of educational and training opportunities.

Workforce Attraction and Training - Encourage efforts to attract, develop, and retain a workforce for targeted industries and training opportunities for the resident workforce in order to obtain necessary work skills to qualify for higher wage jobs.



Economic Development

Goal 4: Inventory and develop infrastructure to meet existing and future needs.

Inventory and plan the development of infrastructure to not only suit existing needs but future needs of the business community and public as well.

Goal 5: Achieve an economically stable community with a superior quality of life.

The City encourages businesses and industries to fully utilize the economic development enhancement programs



Property Rights

- GOAL 1: To consider judicially acknowledged and constitutionally protected private property rights, as well as the right of property owners to participate in the planning and development process and in all local decision making that affects their lives and property.
- To ensure that private property rights are considered in local decision-making.
- The City shall consider the following rights in all local decision-making processes, consistent with Florida Statutes Section 163.3177(6)(i).
- To ensure fairness and balance for all property owners.





Coastal Management

Goal 1: Prepare for, mitigate, and educate the public on the impacts of sea level rise, storm surge, and other coastal flood events on human life, public facilities and infrastructure, private structures, and coastal resources, both natural and cultural, in the city of North Port.

Objective 1: The City shall balance the level of service needs for future growth with the realities of coastal flooding when considering the continued use, expansion, and construction of new public facilities and infrastructure.

A photograph of a red flag on a white pole, standing on a sandy beach. The flag is partially unfurled and appears to be blowing in the wind. In the background, the ocean is visible with gentle waves, and the sky is a pale blue with some light, wispy clouds. The overall scene suggests a coastal environment.

Coastal Management

Objective 2: The City shall review and update its Unified Land Development Code to include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.



Coastal Management

Objective 3: The City shall protect significant natural and cultural (i.e., historic and archeological) resources from the direct and indirect perils of sea level rise, storm surge, and other coastal flood events.



Coastal Management

- Objective 4: The City shall work with local, regional, state, and federal partners to build a resiliency system (generally defined as "plans, projects, initiatives, and resources that are coordinated in a manner to maximize their overall ability to create a more resilient community") capable of protecting its current and future residents and businesses from the direct and indirect impacts of sea level rise, storm surge, and other coastal flood events.



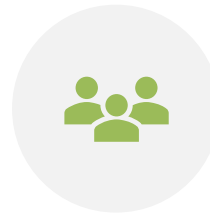
Coastal Management

- Objective 5: The City shall educate the public about the dangers associated with the direct and indirect impacts of sea level rise, storm surge, and other coastal flood events.

In short, the comprehensive plan is:



A public guide to
community decision
making



An assessment of the
community's needs



A statement of
community values,
goals, and objectives



A blueprint for the
community's physical
development



A public document
adopted by
government

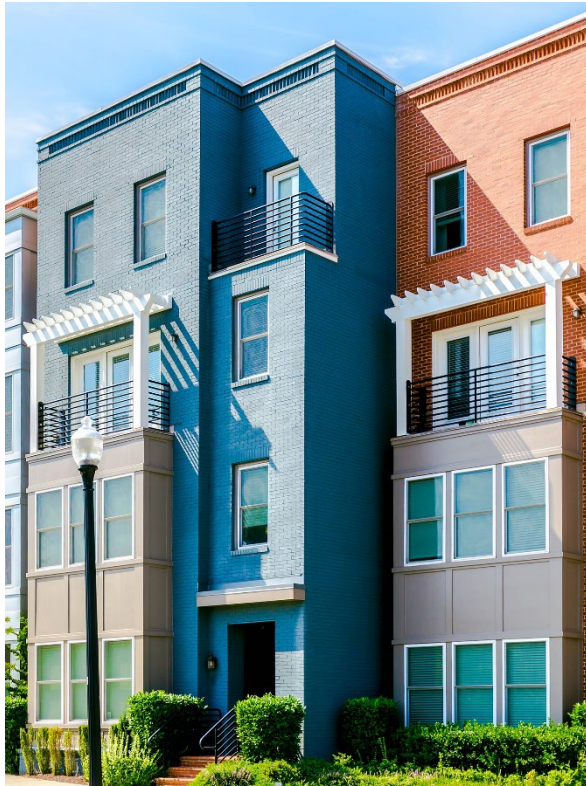


Continuously updated
as conditions change



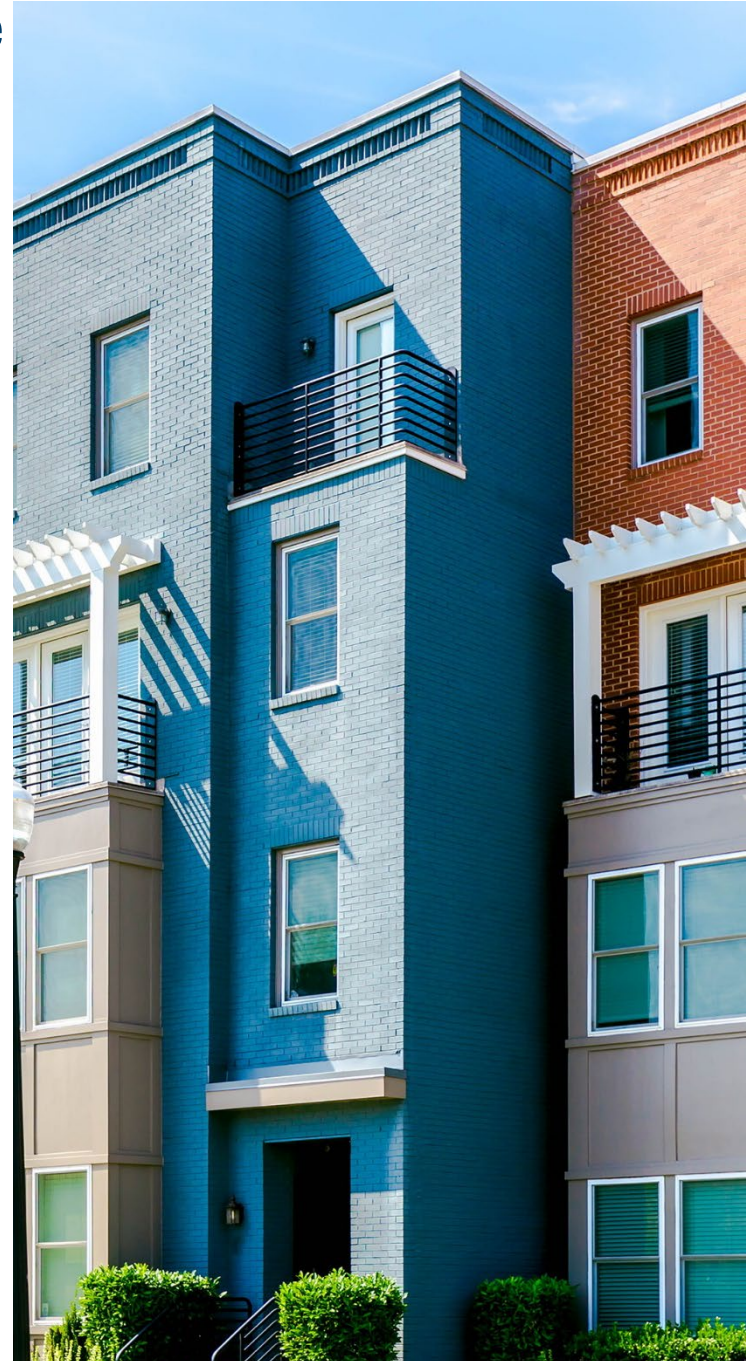
Section 3. Land Development Regulations

- Each local government is required to adopt and enforce land regulations to implement its comprehensive plan. These regulations are required to address the subdivision of land, the use of land and water, the protection of potable water sources, drainage and stormwater management, the protection of environmentally sensitive lands, signage, the adequacy of public facilities and services and traffic flow.



Unified Land Development Code (ULDC) – Updated 2024

- General Provisions – Chapter 1
- Development Review – Chapter 2
- Zoning –Chapter 3
- Site Development Standards – Chapter 4
- Signs- Chapter 5
- Natural Resources – Chapter 6
- Earthmoving, Dredging, and Fill Regulations – Chapter 14
- Appendix A
 - Definitions
 - Technical Specifications



General Provisions

Title and Authority

- ULDC is adopted in accordance with Florida Statutes Chapter 163, Chapter 166 and the North Port Charter

Purpose and Intent

- Establish procedures and standards for developing land and regulating use

Relationship to the Comprehensive Plan

- Implements the Comprehensive Plan
- Implements the requirements of Florida Statutes

General Provisions

Applicability, exceptions, and exemptions

- Development Services Department enforces the ULDC regulations and follows State retention laws for official development applications.
- This ULDC does not permit development inconsistent with the City's Comprehensive Plan, which takes precedence in case of conflict.
- ULDC does not apply to bona fide agricultural uses as per Florida Statutes 193.461, infrastructure projects by governmental entities or public utilities, or temporary building and storage facilities for these entities.

Terminology

- Definitions. Unless the context indicates a different meaning, the definitions provided in the chapters, articles, sections, and appendix as described below shall be used to interpret the provisions of this ULDC. Words whose meanings are self-evident as used in this Code are not defined here. Undefined terms that are commonly used may be defined using a dictionary. Words used in the present tense shall include the future; the singular includes the plural, and vice versa.

General Provisions

Interpretation and severability

- When provisions within this ULDC conflict, the provision imposing a more significant restriction shall govern.
- When questions of interpretation arise the ULDC Administrator shall interpret this ULDC.

Vested Rights

- Pursuant to Florida Statutes Chapter 163, nothing in this ULDC shall limit or modify the rights of any person to complete an authorized development of regional impact according to Florida Statutes Chapter 380, nor shall any project issued final development order or permit continuing in good faith be limited or modified.

General Provisions

Transitional Rules

- Existing unlawful uses
- In-Process Prosecution
- Conditions of previously approved development orders
- Pending Building Permits
- Burdensome procedures

Nonconforming land, structures, and uses

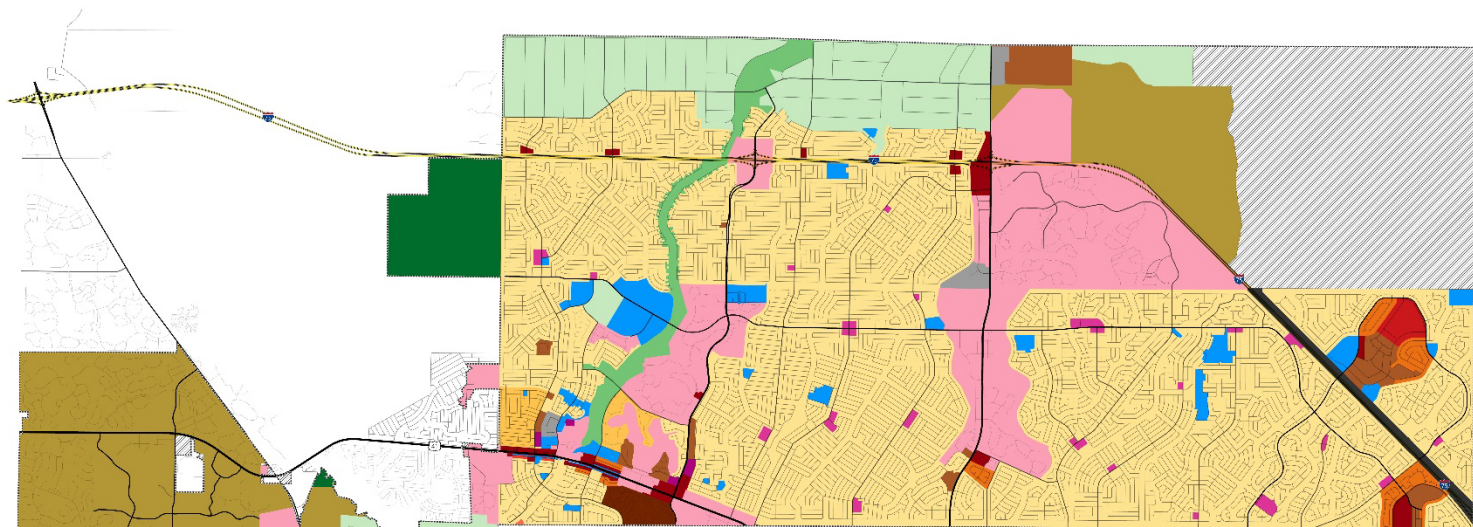
- Cannot increase the nonconformity
- 50% rule destruction or damagew of nonconforming structures
- A nonconforming use cannot be enlarged or expanded

Violations, remedies and penalties

- Anyone may file a complaint
- Code enforcement action
- Revocation of permit or development orders
- Seek damages

Zoning Districts

Zoning Symbol	Zoning District
AC-1	Activity Center 1
AC-2	Activity Center 2
AC-3	Activity Center 3
AC-4	Activity Center 4
AC-5	Activity Center 5
AC-6	Activity Center 6
AC-7	Activity Center 7
AC-8	Activity Center 8
AC-9	Activity Center 9
AC-10	Activity Center 10
C	Commercial
CT	Corridor, Transitional
COR	Corridor
EC	Environmental Conservation
GU	Government Use
I-1	Light Industrial
I-2	Heavy Industrial
MH	Manufactured Home Community
AG	Agriculture
R-1	Residential, Low
R-2	Residential, Medium
R-3	Residential, Multi-Family
V	Village



City of North Port, Florida **Current Zoning**



Current Zoning

District

- (AG) Agriculture
- (CD) Conservation District
- (CG) Commercial General
- (CGS) Commercial General S
- (CLR) Commercial Redevelopment Low impact
- (COMREC) Commercial Recreation
- (GU) Government Use
- (ILW) Industrial/Light Warehouse
- (NC) Neighborhood Commercial
- (OPI) Office/Professional/Institutional
- (PCD) Planned Community Development
- (RMF) Residential Multi-Family
- (RMH) Residential Manufactured Housing
- (ROS) Recreation/Open Space
- (RSF-2) Residential Single Family 2
- (RSF-3) Residential Single Family 3
- (RTF) Residential Two Family
- (UIC) Utility Industrial Corridor
- (V) Village

Other

- No Zoning Designation

City of North Port

- City Boundary

Streets

Roadway functional classification

- Primary Arterial
- Arterial
- Collector
- Local
- Private

Note: For decisions on zoning districts, see City of North Port Ordinance and Development Code.

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Concurrency Management

- The City Commission declares that the concurrency requirements contained in Florida Statutes Chapter 163 are a public necessity and essential in protecting and enhancing the quality of life in the City of North Port.
- To ensure the availability and adequacy of public facilities at the adopted levels of service concurrent with the impacts of development.
- To serve as the principal mechanism for managing growth consistent with the City of North Port's Comprehensive Plan and for monitoring the Comprehensive Plan's effectiveness and capital improvements' programming.

Concurrency Management

Category	Agency
Potable Water	Utilities
Public Safety (Reserved)	Police and Fire
Public Schools	Sarasota County Schools
Reuse Water	Utilities
Recreation and Open Space	Parks and Recreation
Sanitary Sewer	Utilities
Solid Waste	Public Works, Solid Waste
Stormwater ¹	Public Works, Infrastructure
Transportation	Public Works, Infrastructure
¹ Stormwater is only subject to concurrency review when multiple properties share the stormwater system. However, all stormwater systems shall comply with the design standards in Chapter 4 and the Technical Specifications included in the Appendix of this ULDC.	

Development Review

Development approval is required prior to the development of land according to one (1) or more of the processes outlined in Chapter 2, Article II, unless the project is exempt per Chapter 1, Article I, Section 1.1.4. of the ULDC.

Development Review Committee Comprises representatives from the following City departments:

- Fire Rescue
- Natural Resources
- Parks and Recreation
- Planning and Zoning
- Police
- Public Works, Engineering, Infrastructure, Solid Waste and Stormwater
- Utilities
- Other city personnel designated or assigned by the City Manager.

Section 4. Role of the Planning and Zoning Advisory Board

Planning and Zoning Advisory Board Members are citizens appointed by the City Commission who are involved in the planning process.

Planning and Zoning Advisory Board. The Planning and Zoning Advisory Board (PZAB) is the City of North Port's Local Planning Agency required by the Florida Statutes, Chapter 163.

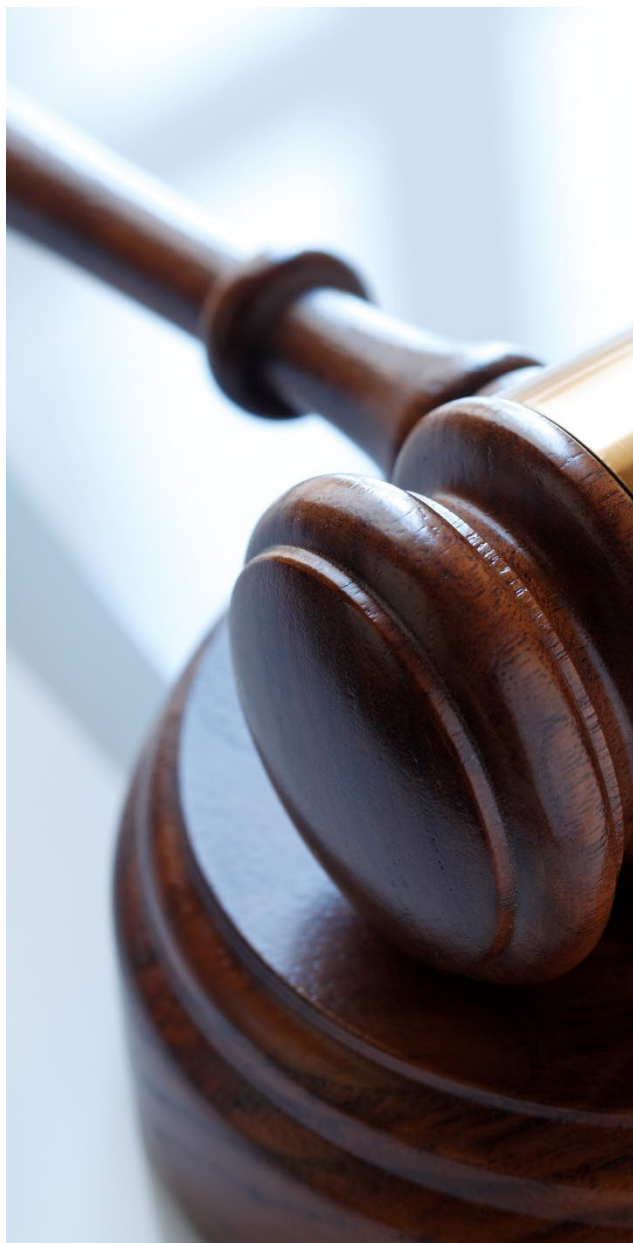
PZAB is responsible for determining development applications' consistency with the Comprehensive Plan and providing recommendations to City Commission for the development petitions indicated in Table 2.2.2.1. as requiring a PZAB public hearing.



Application Type per Table 2.2.2.1

Application types heard before PZAB

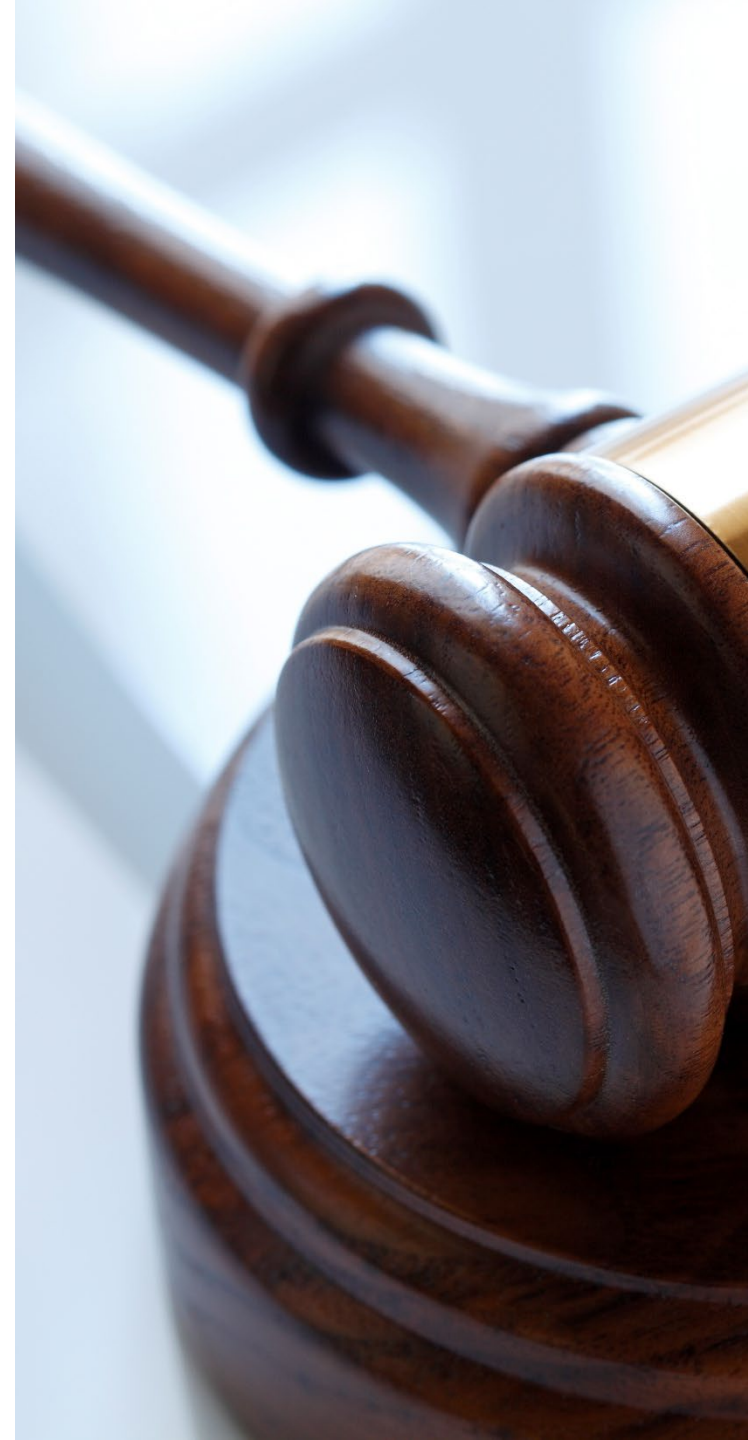
Type	Approval Document	Appeals	Quasi-Judicial
Annexation, Voluntary	Ordinance	Court	No
Appeal to PZAB	Resolution	Court	Yes if site specific
Comprehensive Plan Amendment, Large Scale	Ordinance	Court	No
Comprehensive Plan, Small Scale	Ordinance	Court	No
Master Concept Plan	Resolution	Court	Yes
Subdivision, Minor	Resolution	Court	Yes
Subdivision, Preliminary Plat	Resolution	Court	Yes
Rezone	Ordinance	Court	Yes
ULDC Text Amendments	Ordinance	Court	No
Waiver	Resolution	Court	Yes



Public Hearing & Quasi- Judicial Proceedings

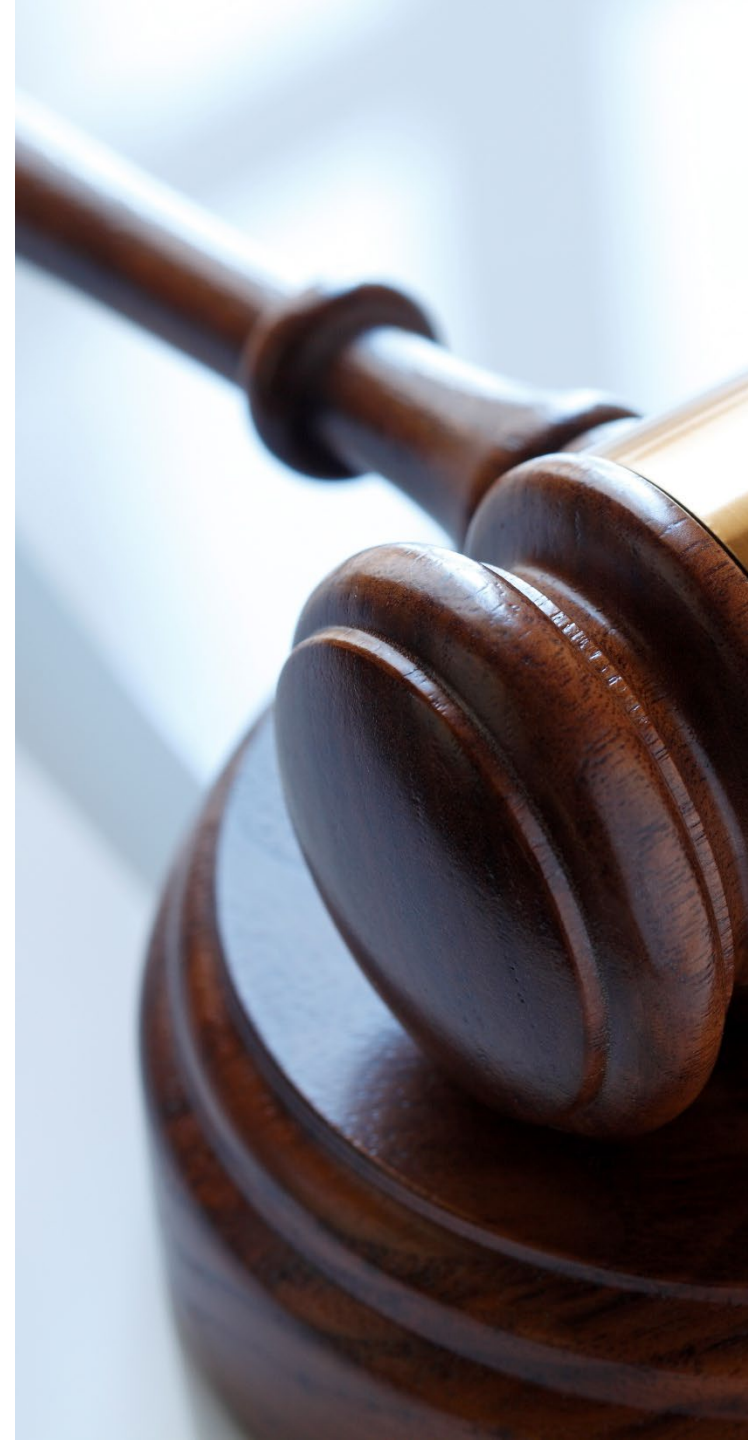
Public Hearing: What is it?

- A formal meeting held by a governmental body, such as the City or Planning Commission, to gather input from the public on a proposed issue before making a decision.
- Purpose: To collect opinions and testimonies from affected individuals as well as professional staff to create a public record for decision-makers.
- Open to the Public: All public hearings are open to the public, in accordance with Florida's Government in the Sunshine Law.



Public Hearing: What is it?

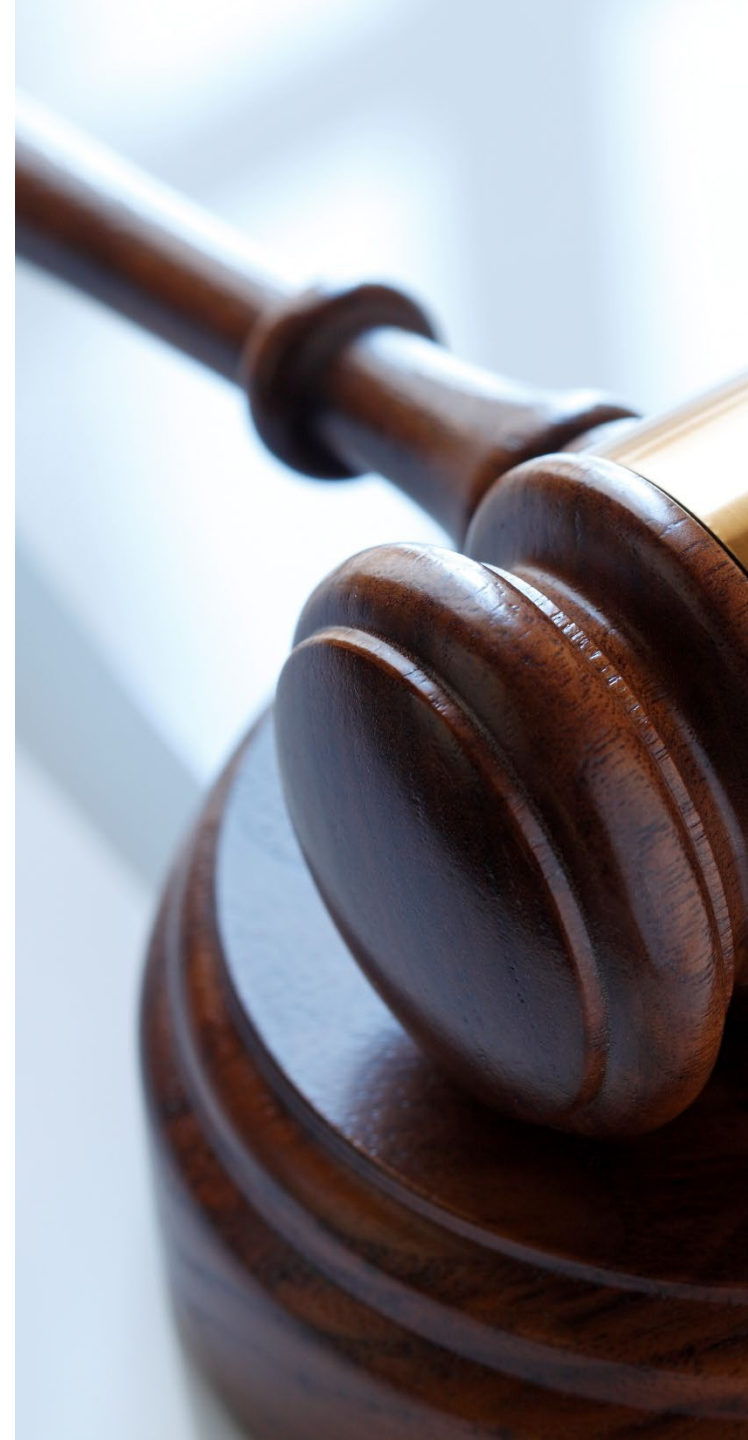
- Formal Proceedings: Hearings resemble court proceedings, with testimony under oath, the ability to call and cross-examine witnesses, and the introduction of exhibits for issues like Code Enforcement or quasi-judicial matters.
- Public Notice: Reasonable notice of public hearings must be provided, typically via advertisement in a widely circulated newspaper, to keep the public informed and allow attendance and participation.
- Members of the public must have a reasonable chance to be heard, following the rules set by the board or commission for orderly conduct.
- Specific Items: Public hearings are required for specific actions.



Quasi-Judicial Proceedings

Ordinance 2025-29

- In local government, "quasi-judicial" means acting like a court, where officials apply existing laws and rules to specific facts presented at a hearing to make a decision.
- Similar to a court proceeding: The process involves a formal hearing where evidence is presented, witnesses may testify under oath, and a decision is made based on the facts.
- Officials must remain impartial and cannot base their decision on personal opinions or biases. They must evaluate the evidence and apply the law to the facts presented.



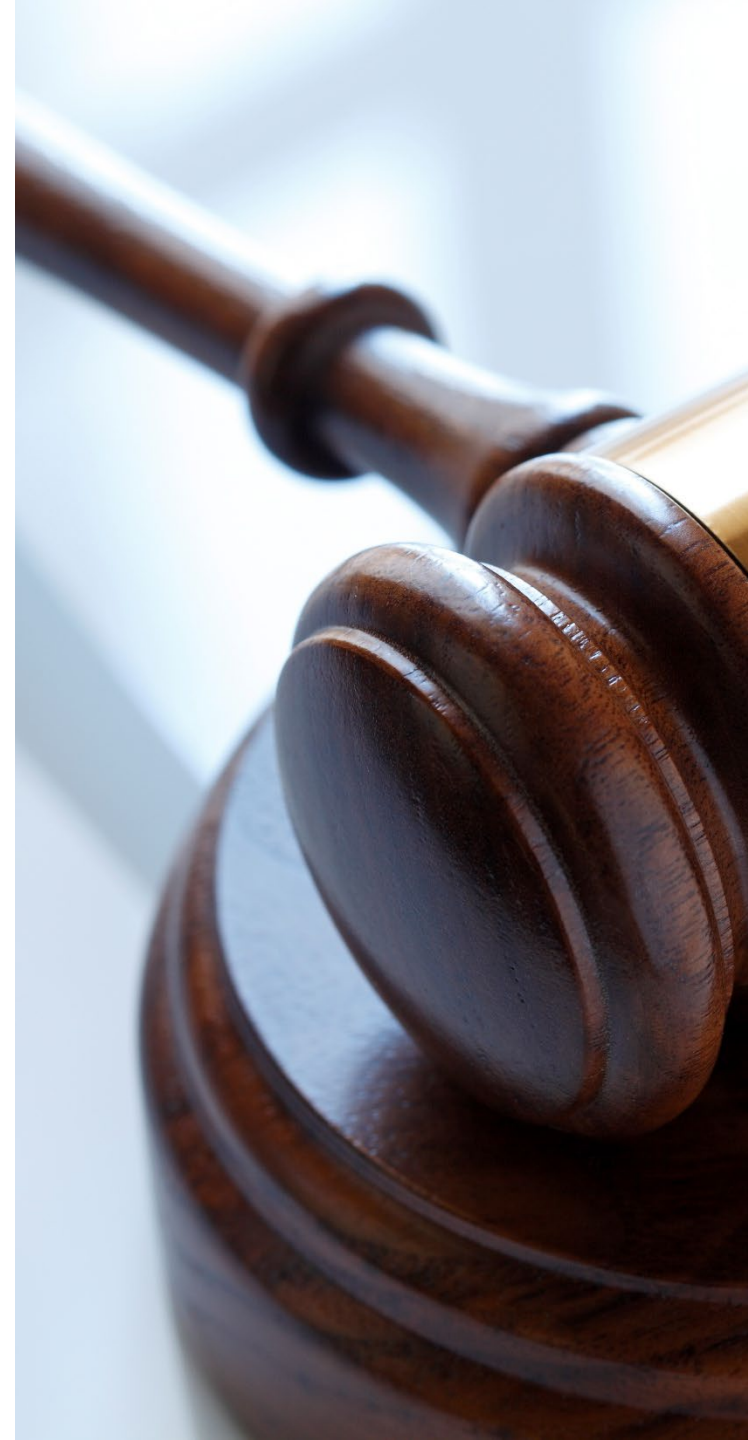
Quasi-Judicial Proceedings Ordinance 2025-29

- These decisions typically affect a particular person, property, or a small group, rather than the entire community.
- It is the intent of the city commission to provide an equitable and efficient method for the commission, city boards, and hearing officers, to consider and decide on matters which are considered quasi-judicial in nature.



Quasi-Judicial Proceedings - Definitions

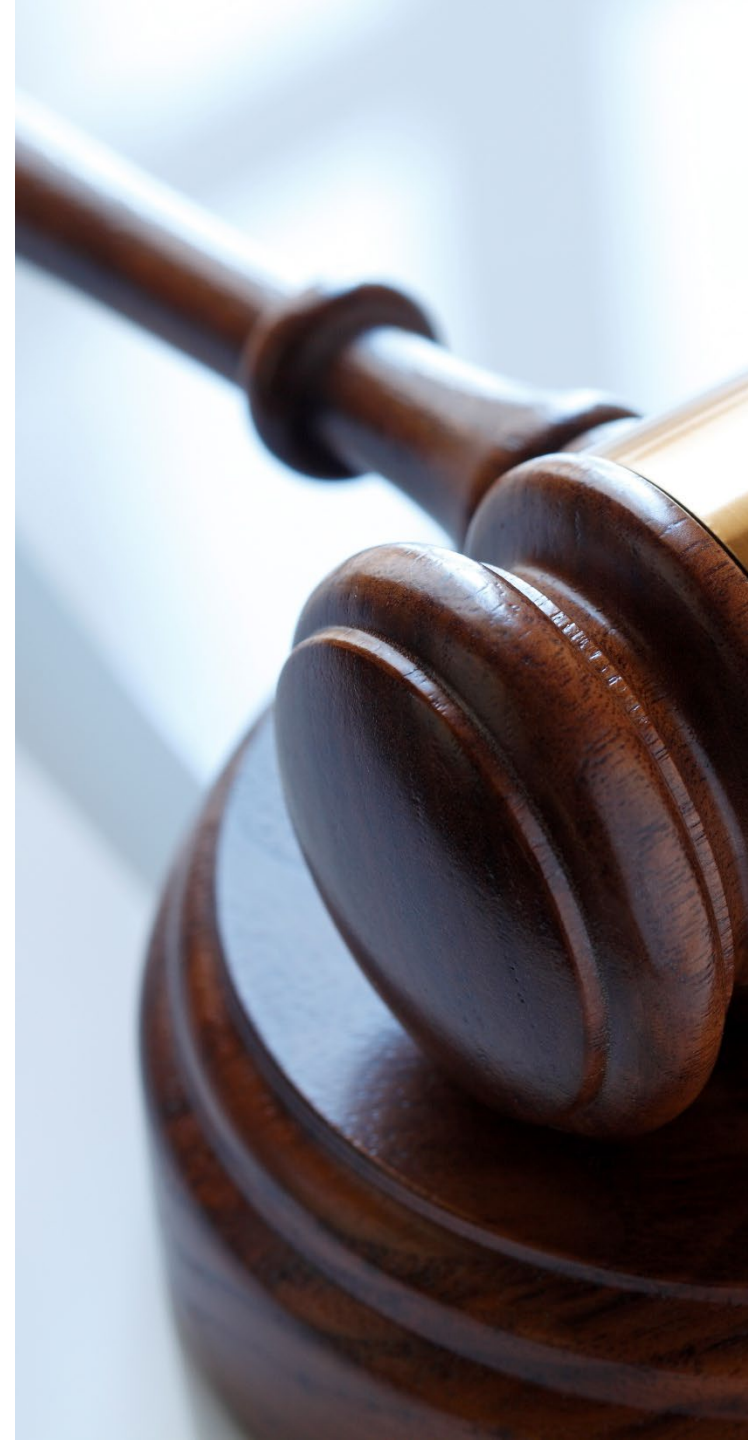
- Aggrieved or adversely affected party. Any resident, citizen, or property owner within the municipal limits of the city who seek to intervene based on procedural compliance, or any person or local government that will suffer an adverse impact to an interest protected or promoted by the city's comprehensive plan.



Quasi-Judicial Proceedings

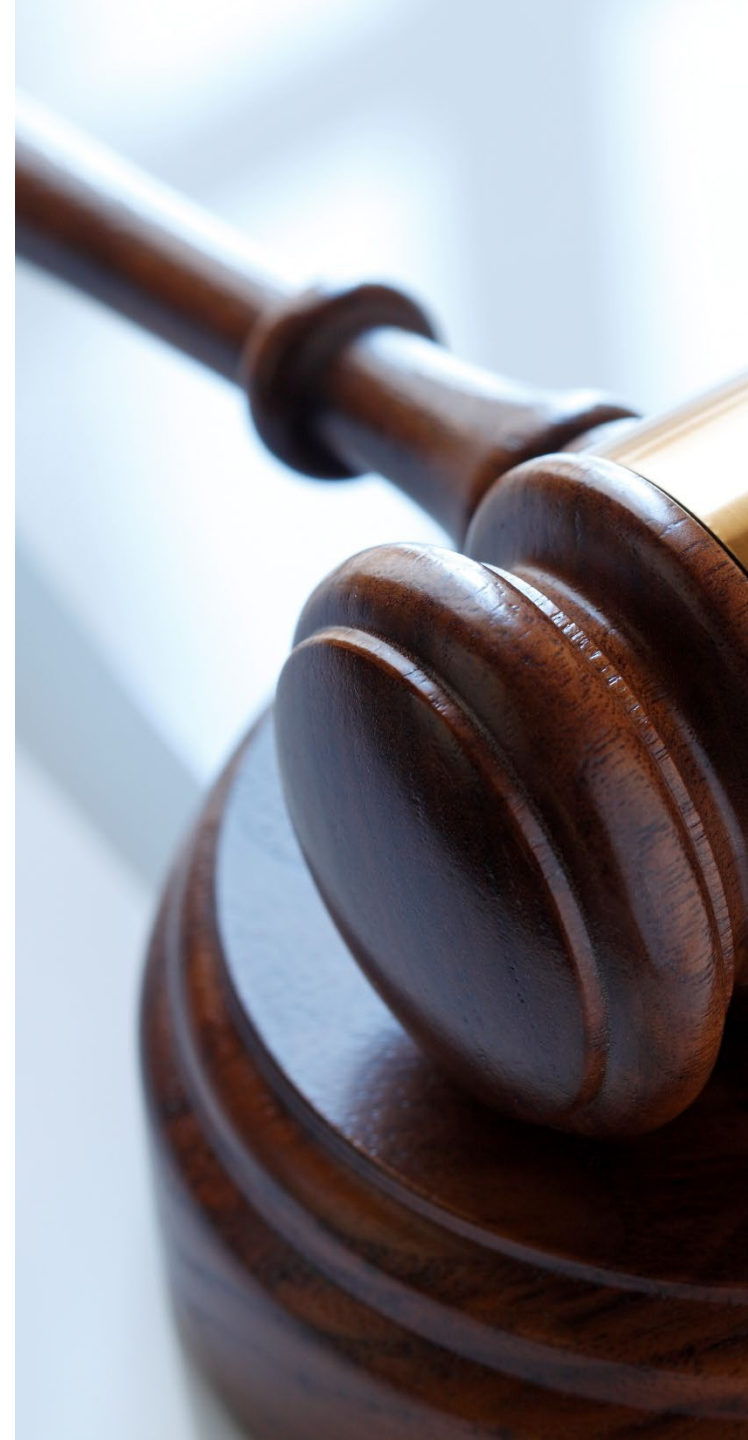
- Definitions

- Such interests may include, but are not limited to, public health and safety; police or fire protection services; development density or intensity; transportation facilities; healthcare facilities, equipment, or services; and environmental and natural resources. An adverse affect may also be experienced by the general public; however, to qualify as aggrieved or adversely affected, the impact must affect the individual or entity in a manner that exceeds the kind, degree, or intensity of the effect on the public at large.



Quasi-Judicial Proceedings - Definitions

The term also includes any person with legally recognizable interest, as set forth in Section 2-81.



Quasi-Judicial Proceedings

- Definitions

Applicant: Any person, corporation or other legal entity who submits a development application with the development services department which the Unified Land Development Code requires a quasi-judicial public hearing.

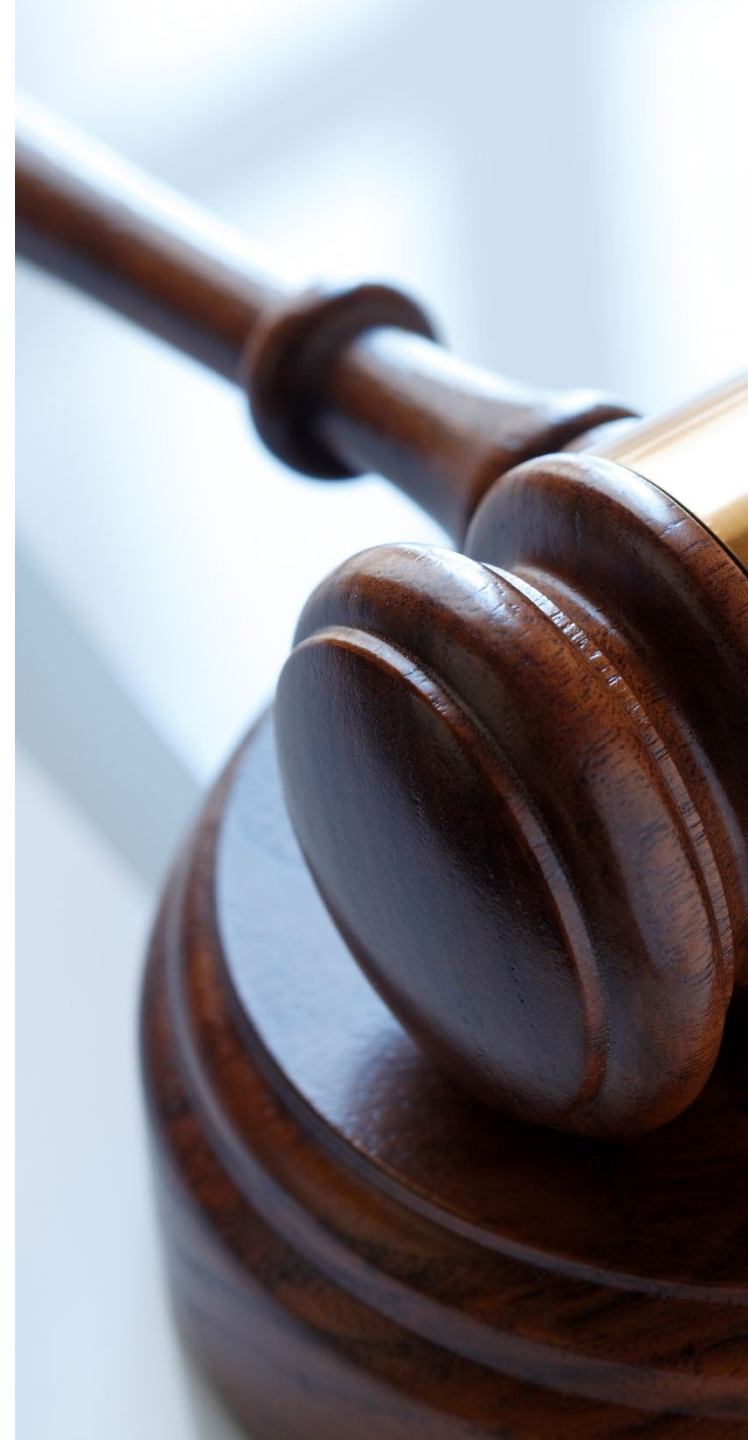


Quasi-Judicial Proceedings

- Definitions

Party or parties: The applicant, the city, any aggrieved or adversely affected party who has complied with Section 2-81.

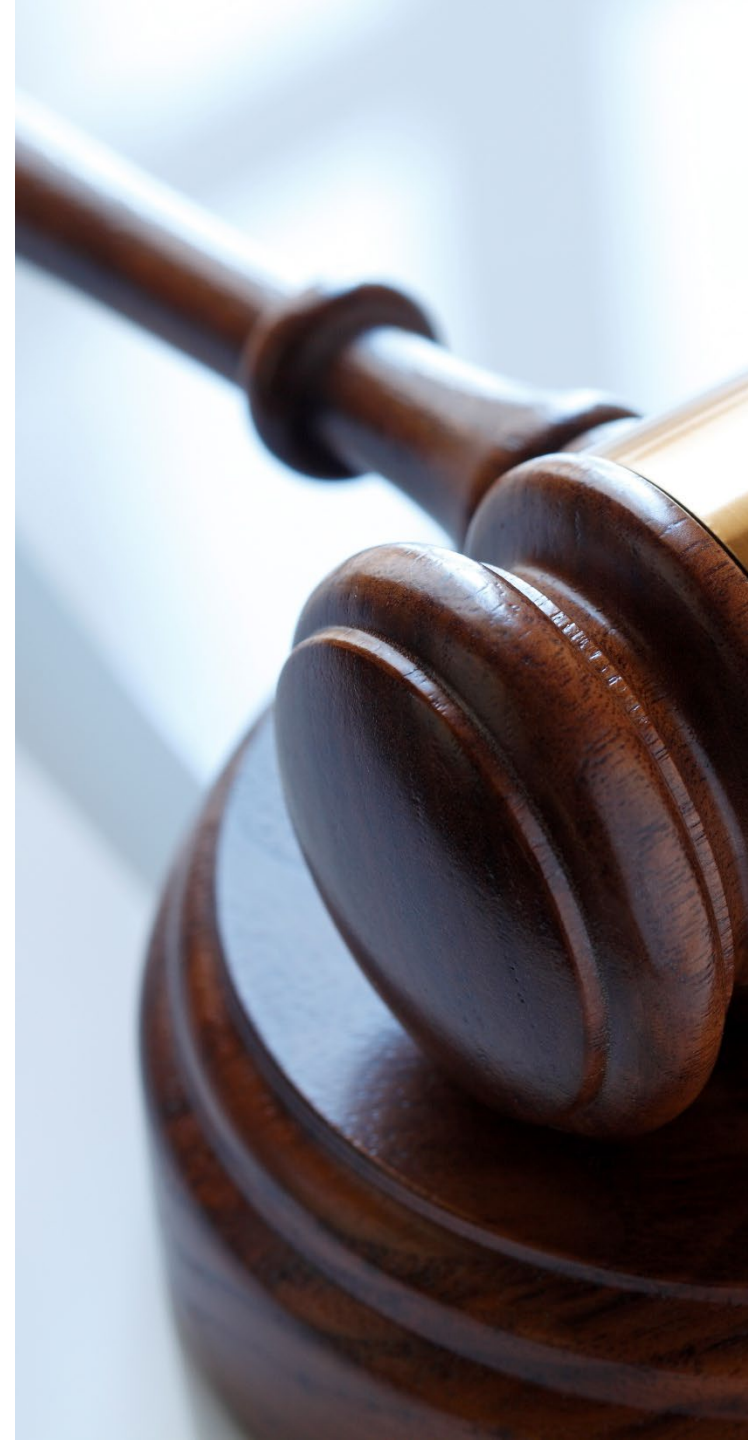
Quasi-judicial body: The city commission sitting in its quasi-judicial capacity, or any other city board, or hearing officer sitting in its quasi-judicial capacity.



Quasi-Judicial Proceedings

- Definitions

Quasi-judicial in nature: The application of a general rule or policy to specific individuals, interests, or activities by a quasi-judicial body, as set forth in Section 2-82.



Quasi-Judicial Proceedings

Section 2-81.



Request required



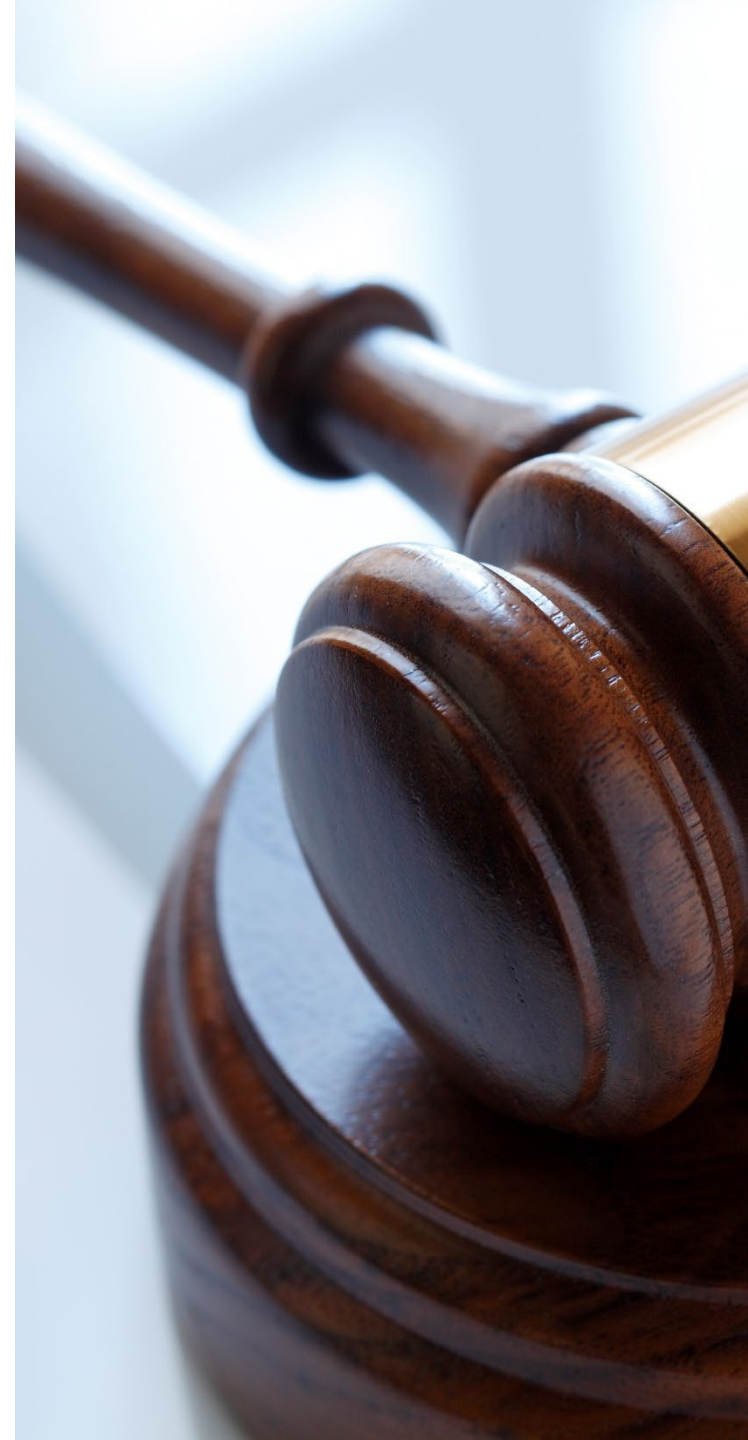
Contents of the request



Filing deadline



Quasi-judicial body ruling



Quasi-Judicial Matters

Section 2-82.



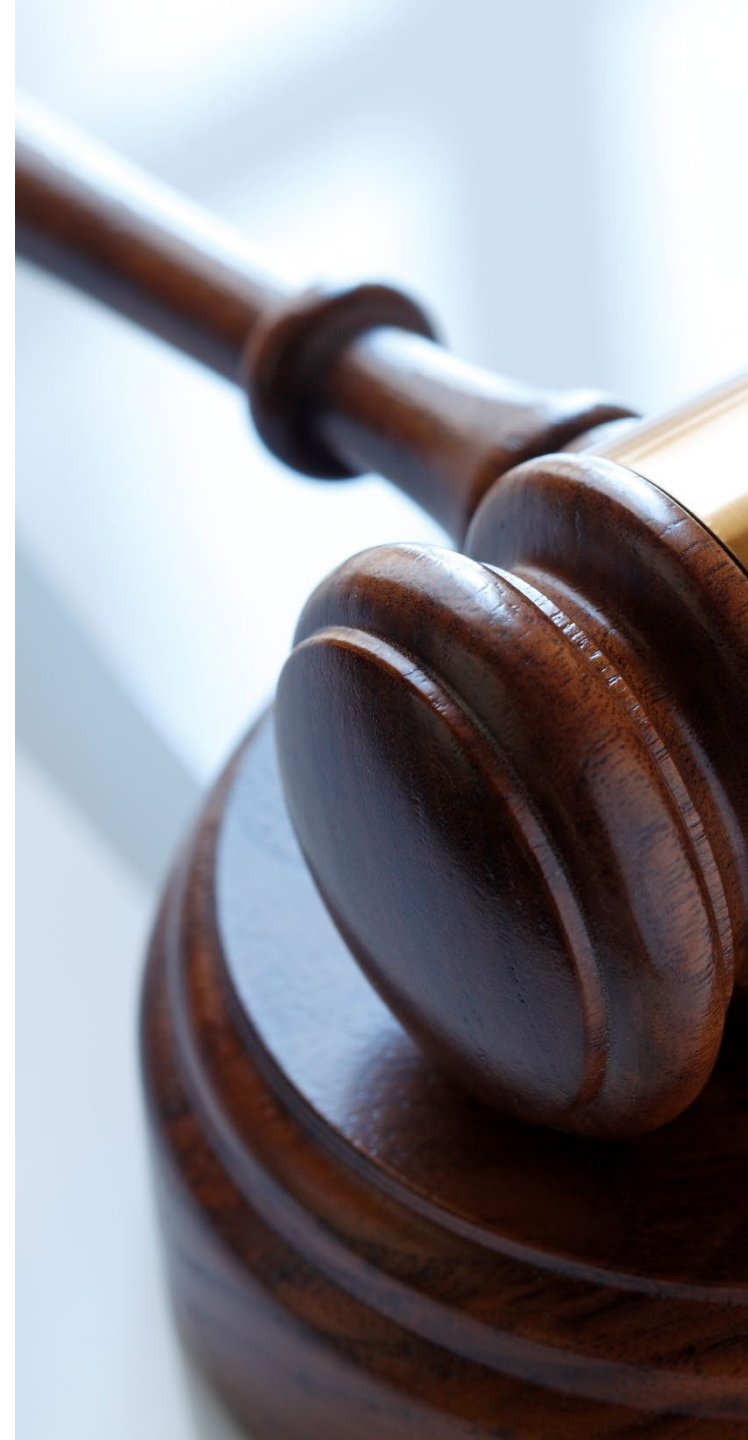
Decision involving implementation of a city policy



Require public officials to ascertain fact, hold hearings, weigh evidence and draw conclusions



Timing of presenting factual evidence before second reading



Quasi-Judicial Procedures

Section 2-83.

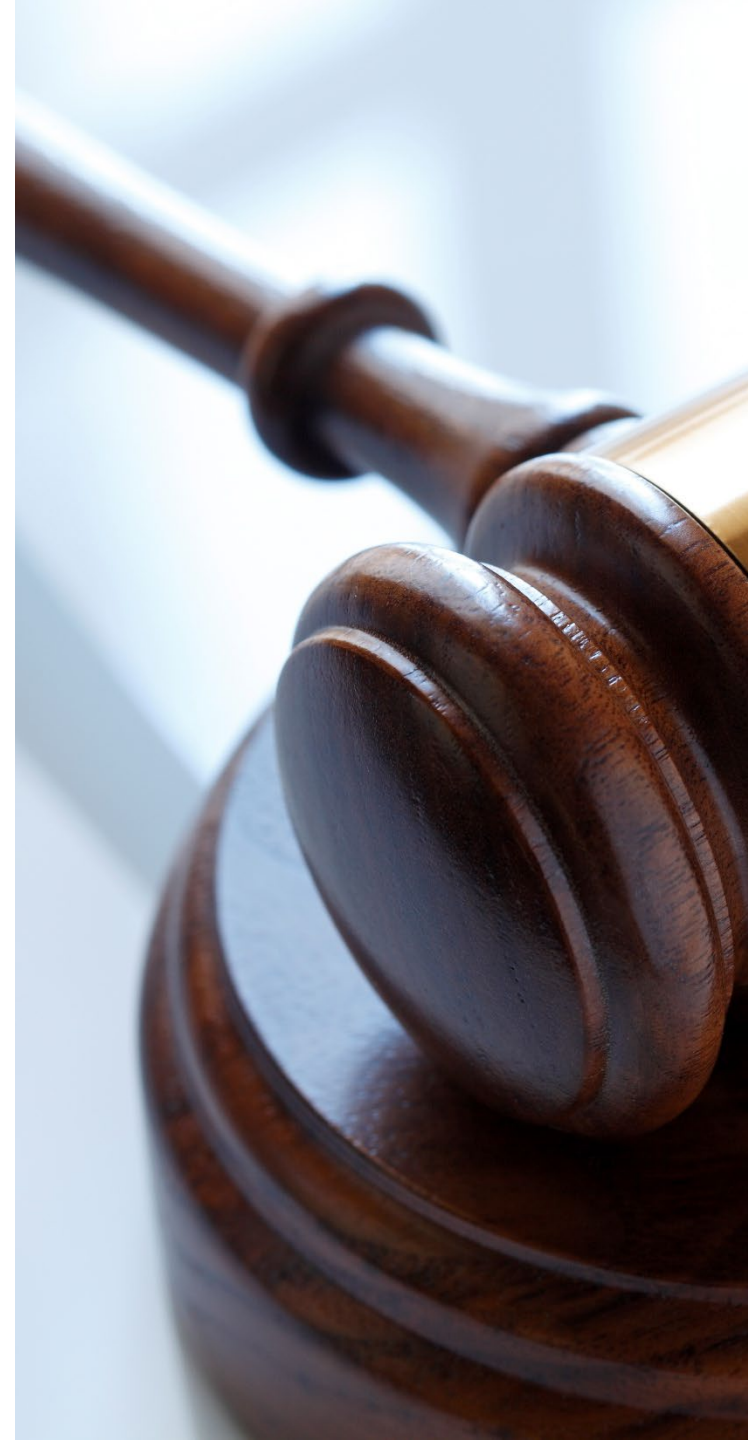
Agenda items must include the term
“QUASI-JUDICIAL”

Introduction of the case

Determination of standing

Swearing in

Ex parte disclosures

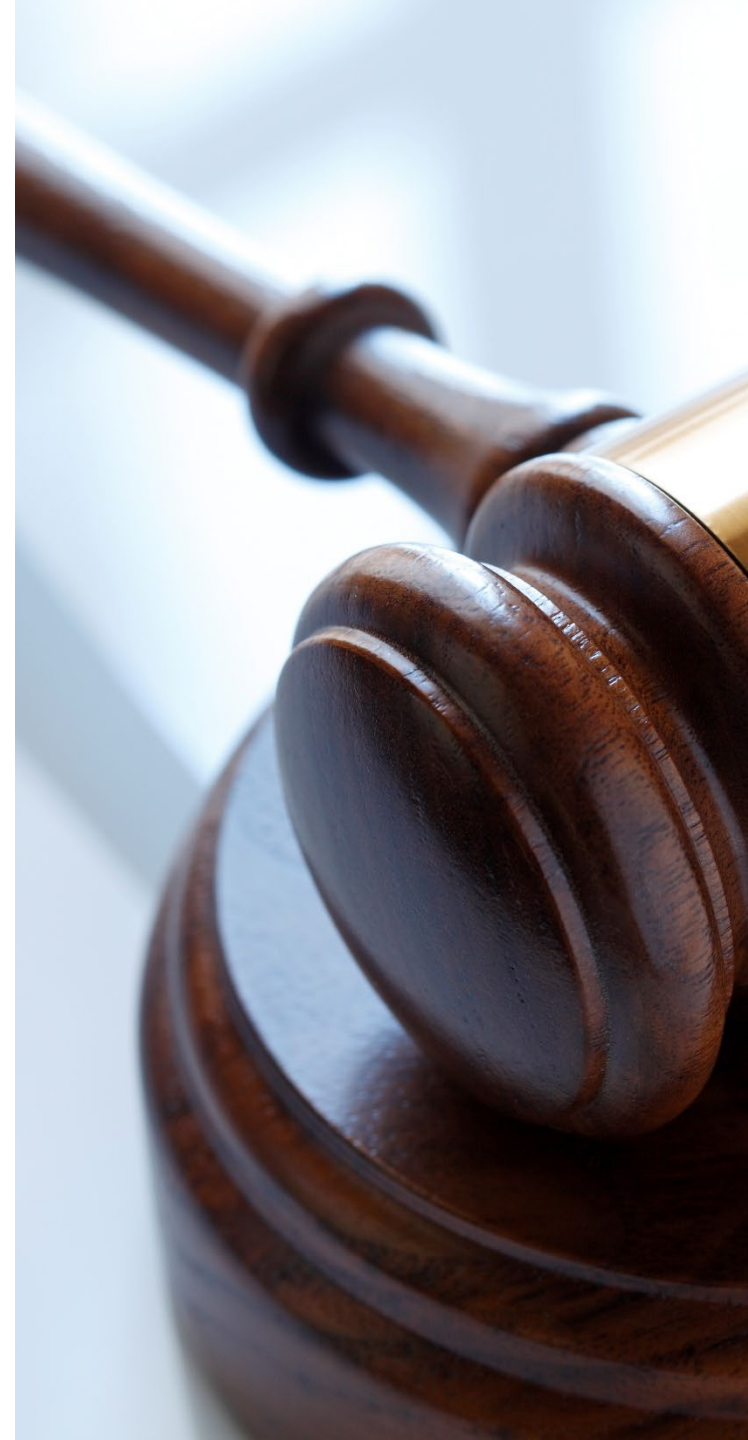


Quasi-Judicial Procedures

Section 2-83.

Presentation of evidence

- Presentations
- Rebuttal
- Public comment
- Questions
- Closing argument

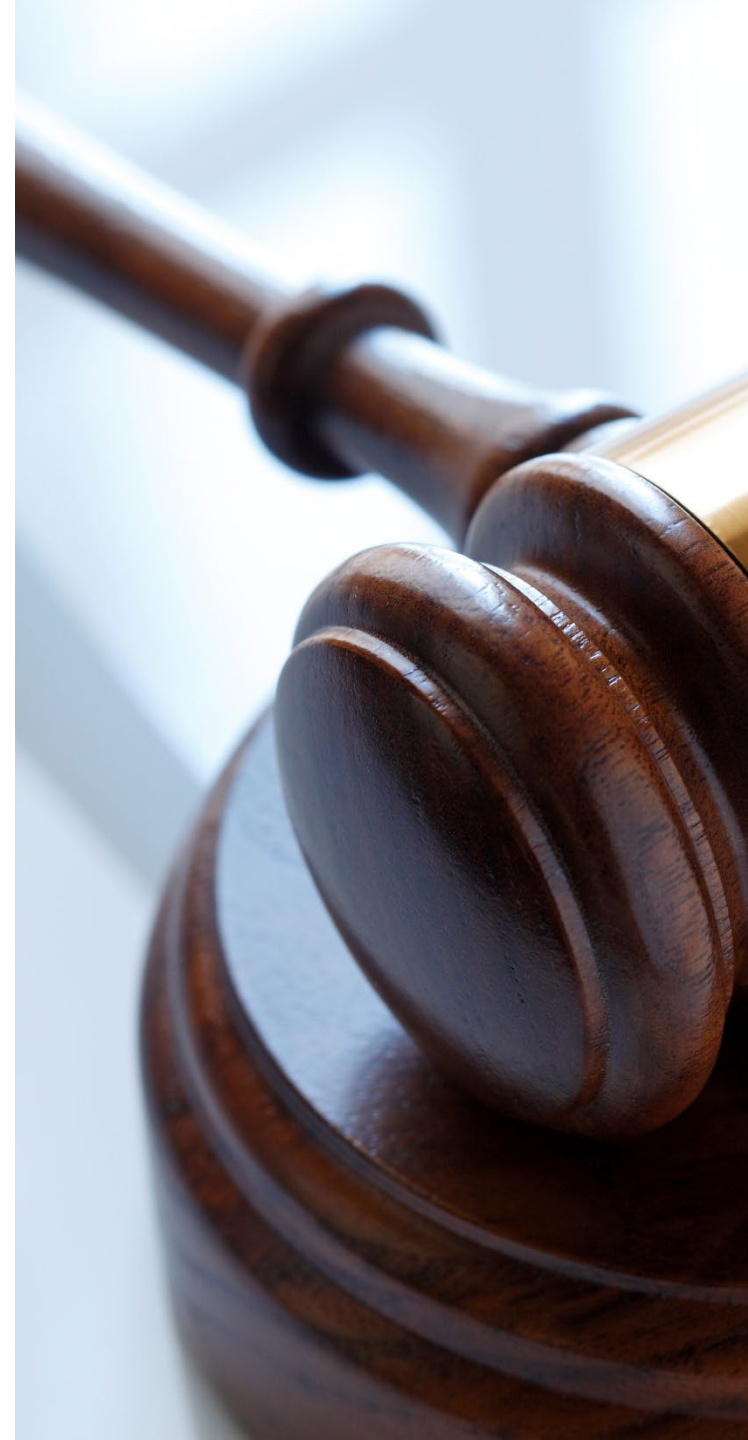


Quasi-Judicial Procedures

Section 2-83.

Action by the quasi-judicial body

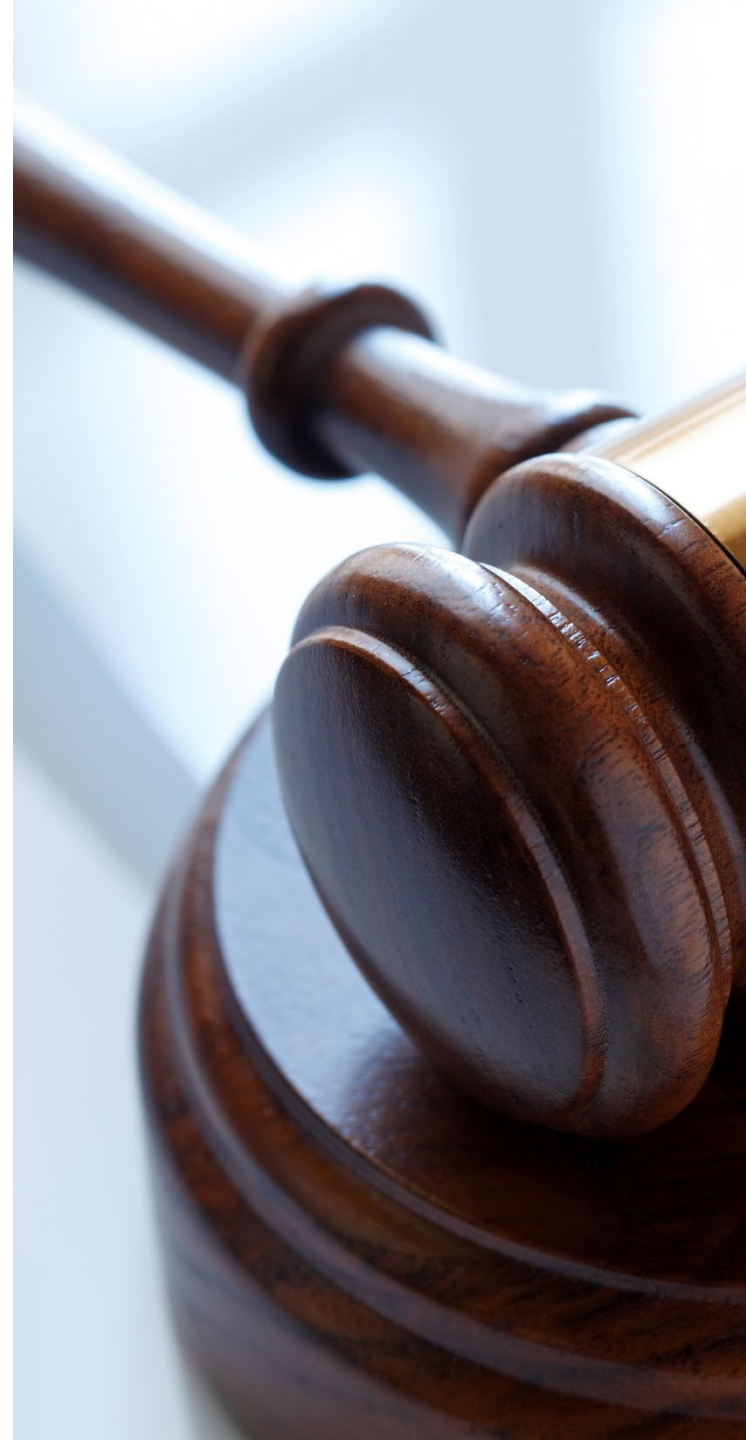
- Representation of parties
- Relevant evidence
- Orders
- Hearing record



Quasi-Judicial Procedures Section 2-84.

Ex parte communication

- Fla. Stat. Section 286.0115
- Written Communication
- Investigations and site visits
- Timing of disclosure





Questions?