



City of North Port

ORDINANCE NO. 2025-21

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 3.30 ACRES OF LAND LOCATED WEST OF JENNINGS BOULEVARD IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2022010157 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM ENVIRONMENTAL CONSERVATION CLASSIFICATION (EC) TO AGRICULTURE (AG) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subject property was reclassified from Future Land Use classification of Conservation (CON) to Agricultural Estates (AG) by adoption of Ordinance No. 2025-22; and

WHEREAS, the subject property is currently zoned as Environmental Conservation (EC), which is inconsistent with the Agriculture Estates (AG) Future Land Use classification; and

WHEREAS, Petition PRZ-25-02428 ("Petition") requests that the subject property be rezoned; and

WHEREAS, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land Development Code Section 2.1.4(L) have been adhered to and satisfied; and

WHEREAS, the Planning and Zoning Advisory Board considered the Petition at a public hearing on September 4, 2025, and made its recommendation to the City Commission; and

WHEREAS, the City Commission held properly-noticed public hearings at the first and second reading of this ordinance, at which time all interested parties had an opportunity to appear and be heard, and the City Commission considered all relevant evidence presented, as well as the Planning & Zoning Advisory Board's recommendation; and

WHEREAS, the City Commission finds that competent substantial evidence supports the findings and actions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 Pursuant to Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City’s website on or before the date the newspaper published notice of the final reading of this ordinance.
- 1.03 The City Commission finds this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.
- 1.04 All exhibits attached to this ordinance are incorporated in this ordinance by reference.

SECTION 2 – REZONING

- 2.01 The City Commission hereby changes the zoning classification of the ± 3.30-acre area located in Section 24, Township 40 South, Range 20 East of Sarasota County and further described in Instrument No. 2022010157 in the Official Records of Sarasota County as shown on the boundary survey attached as “Exhibit A,” currently zoned Environmental Conservation District (EC), to Agriculture District (AG).
- 2.02 The City Commission approves the revised Official Zoning Map, attached as “Exhibit B,” reflecting the zoning change approved in this ordinance.

SECTION 3 – FILING OF APPROVED DOCUMENTS

- 3.01 The City Clerk is directed to place in the City Clerk’s files an updated Official Zoning Map in accordance with the requirements of Section 1.2.3 of the Unified Land Development Code.

SECTION 4 – SEVERABILITY

- 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CONFLICTS

- 5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 6 – EFFECTIVE DATE

- 6.01 This ordinance shall take effect upon the effective date of Ordinance No. 2025-22, regarding Amendment PFLU-25-02427 to the Comprehensive Plan. No development order or development permits dependent on this ordinance may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on September 9, 2025.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on September 23, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

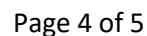


EXHIBIT B

