



City of North Port

ORDINANCE NO. 2023-13

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII. – V VILLAGE SECTION 53-213.A; ADOPTING AND INCORPORATING THE TOLEDO VILLAGE INDEX MAP FOR A ±2,086 ACRE AREA GENERALLY LOCATED EAST OF TOLEDO BLADE BOULEVARD AND NORTH OF INTERSTATE 75; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port plans and manages the future growth and development of the City by adhering to the City of North Port Comprehensive Plan and the Unified Land Development Code (ULDC); and

WHEREAS, Chapter 53, Article XVIII Section 53-213.A of the ULDC regulates the Village District Index Map for the village development; and

WHEREAS, Applicant Forestar (“Applicant”), represented by Tony Squitieri, filed Petition No. VP1-22-139, requested approval of the Toledo Village Index Map for 2086± acres; and

WHEREAS, the Project consists of 11 parcels, generally located east of Toledo Blade Blvd., and a portion being approximately one (1) mile north of the I-75 interchange; and

WHEREAS, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on May 4, 2023 to receive public comment on the subject matter of this ordinance and to make its recommendation to the City Commission; and

WHEREAS, the City Commission of the City of North Port held properly noticed public hearings at the first and second reading of this ordinance, reviewed the recommendations of the Planning and Zoning Advisory Board, and received public comment; and

WHEREAS, the City Commission finds that the ordinance serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

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 The City Commission finds this ordinance to be consistent with the North Port Comprehensive Plan.
- 1.03 The City Commission makes the following additional findings:
 - a. This Toledo Village Index Map is consistent with Chapter 53 of the ULDC for the Village zoning district.
 - b. This Village District Index Map meets the minimum requirements of ULDC Section 53-213.A.(4).
- 1.04 All identified exhibits are incorporated in this ordinance by reference.

SECTION 2 – ADOPTION OF TOLEDO VILLAGE INDEX MAP

- 2.01 The City Commission hereby approves and adopts the Toledo Village Index Map attached as “Exhibit A.”

SECTION 3 – ADOPTION OF AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT CODE

- 3.01 Chapter 53 of the Unified Land Development Code is amended to read as follows:

“Chapter 53 – ZONING REGULATIONS

...

ARTICLE XVIII. – V VILLAGE

...

Sec. 53-213. – Pattern book/Village index map.

...

- A. Village Index Map.

...

~~(2) Incorporation into Unified Land Development Code. The village index map and applicable conditions adopted by Ordinance No. 2019-24 on July 23, 2019 and as may be amended in the future, shall be identified as the "West Villages Index Map" and is incorporated by reference as if fully set forth herein. All parcels of land developed within the project boundary depicted on the West Villages Index Map shall be subject to and governed by the West Villages Village District Pattern Book and the West Villages Index Map.~~

(2) Incorporation into Unified Land Development Code. The following village index maps have been adopted and incorporated into this Code.

- (a) The West Villages (AKA Wellen Park) Index Map.

(i) The village index map with applicable conditions adopted by Ordinance No. 2019-24 on July 23, 2019, as amended, is identified as the "West Villages Index Map," and is incorporated by reference as if fully set forth in this Code. All parcels of land developed within the project boundary depicted on the West Villages Index Map are subject to and governed by the West Villages Village District Pattern Book and the West Villages Index Map.

(b) Toledo Village Index Map.

(i) The village index map and applicable conditions adopted by Ordinance No. 2023-13 on June 13, 2023, and as may be amended in the future, is identified as the "Toledo Village Index Map," and is incorporated by reference as if fully set forth in this Code. All parcels and land developed within the project boundary depicted on the Toledo Village Index Map are subject to and governed by the Toledo Village Village District Pattern Book and the Toledo Village Index Map.

~~(3) Maintenance of map. Within thirty (30) business days after the city commission adopts an ordinance amending the West Villages Index Maps, the changes shall be entered promptly on the Map, along with a reference that: "On _____, the City Commission adopted Ordinance No. ____, approving this amended West Villages Index Map," to which the City Clerk shall attest. The official, most up to date West Villages Index Maps shall be maintained by and located in the Planning Division of the Neighborhood Development Services Department.~~

(3) Maintenance of map. The department responsible for land development services will maintain the official village index maps. Within thirty (30) business days after the city commission adopts an ordinance amending a village index map, the changes shall be entered on the map, including the date of adoption, the ordinance number, and the attestation of the City Clerk.

..."

SECTION 4 – CONFLICTS

4.01 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 5 – SEVERABILITY

5.01 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 6 – CODIFICATION

6.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

SECTION 7 – EFFECTIVE DATE

7.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on May 23, 2023.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on June 13, 2023.

CITY OF NORTH PORT, FLORIDA

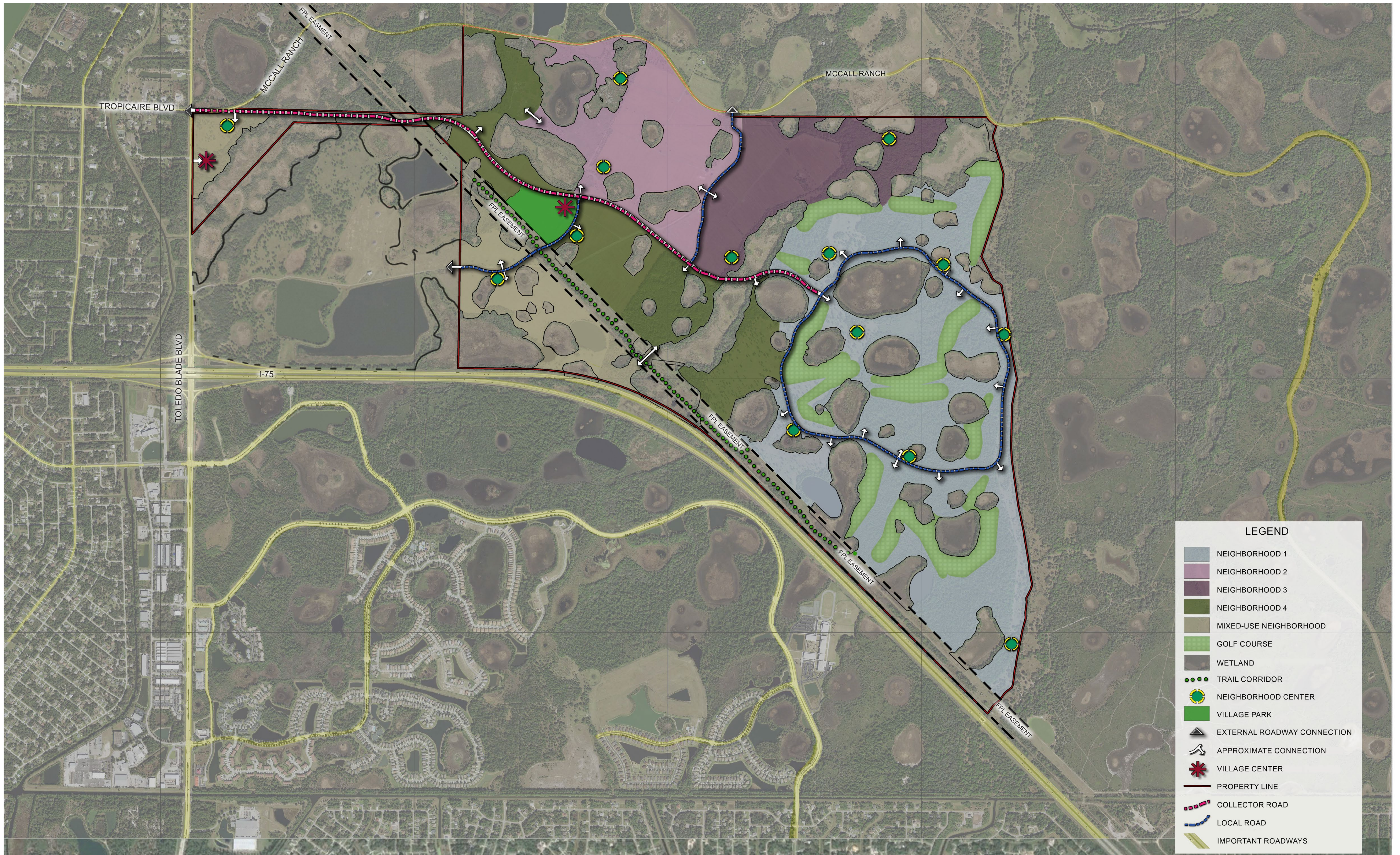
BARBARA LANGDON
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY



| LEGEND | |
|-----------------------------------|-----------------------------|
| [Light Blue Box] | NEIGHBORHOOD 1 |
| [Purple Box] | NEIGHBORHOOD 2 |
| [Dark Purple Box] | NEIGHBORHOOD 3 |
| [Green Box] | NEIGHBORHOOD 4 |
| [Tan Box] | MIXED-USE NEIGHBORHOOD |
| [Light Green Box] | GOLF COURSE |
| [Dark Green Box] | WETLAND |
| [Dotted Green Line] | TRAIL CORRIDOR |
| [Yellow Circle with Green Center] | NEIGHBORHOOD CENTER |
| [Solid Green Box] | VILLAGE PARK |
| [Triangle] | EXTERNAL ROADWAY CONNECTION |
| [Dashed Line] | APPROXIMATE CONNECTION |
| [Red Star] | VILLAGE CENTER |
| [Solid Red Line] | PROPERTY LINE |
| [Dashed Red Line] | COLLECTOR ROAD |
| [Dashed Blue Line] | LOCAL ROAD |
| [Yellow Line] | IMPORTANT ROADWAYS |

RVi TOLEDO VILLAGE • INDEX MAP

North Port, FL
 April 24, 2023
 # 126101E01
 Forestar Group

28100 Bonita Grande Drive
 Suite 305
 Bonita Springs, Florida 34135
 Tel: 239-405-7777
 www.rviplanning.com

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