



# City of North Port

## ORDINANCE NO. 2024-15

1           **AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO THE OFFICIAL**  
2           **ZONING MAP; REPEALING ORDINANCE NO. 2010-15 AND THE OFFICIAL ZONING MAP,**  
3           **AS AMENDED; ADOPTING A NEW OFFICIAL ZONING MAP PURSUANT TO CHAPTER 1,**  
4           **ARTICLE II, SECTION 1.2.3. OF THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR**  
5           **FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING**  
6           **FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

7  
8           **WHEREAS**, on June 14, 2010, the City Commission adopted the Official Zoning Map of the City of North  
9           Port via Ordinance No. 2010-15; and

10           **WHEREAS**, over time, the City Commission has amended the Official Zoning Map numerous times in  
11           concert with zoning changes and annexations; and

12           **WHEREAS**, on August 6, 2024, the City Commission repealed and replaced the Unified Land Development  
13           Code via Ordinance Nos. 2024-13 and 2024-14, including establishment of zoning districts to provide for  
14           consistency with the Comprehensive Plan; and

15  
16           **WHEREAS**, replacement of the Official Zoning Map is necessary to provide for consistency with the  
17           Comprehensive Plan and with the zoning districts established in the Unified Land Development Code; and

18  
19           **WHEREAS**, Unified Land Development Code Section 1.2.3 incorporates the Official Zoning Map into the  
20           land development regulations by reference; and

21  
22           **WHEREAS**, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly  
23           noticed public hearing on July 18, 2024, to receive public comment on the subject matter of this ordinance  
24           and to make its recommendation to the City Commission; and

25  
26           **WHEREAS**, the City Commission of the City of North Port, Florida held properly noticed public hearings at first  
27           and second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory  
28           Board and to receive public comment on the subject matter of this ordinance; and

29  
30           **WHEREAS**, the City Commission finds that its action serves the public health, safety, and welfare of the  
31           citizens of the City of North Port, Florida.

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

35

36 **SECTION 1 – FINDINGS**

37

38 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

39

40 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required  
41 because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating  
42 to growth policy, county and municipal planning, and land development regulation, including  
43 zoning, development orders, development agreements, and development permits.

44

45 1.03 The City Commission finds the regulations in this ordinance to be consistent with the North Port  
46 Comprehensive Plan.

47

48 1.04 The City Commission finds that, pursuant to Section 14 of Chapter 2023-304, Laws of Florida, this  
49 amendment to the land development regulations is not more restrictive or burdensome than  
50 current regulations.

51

52 1.05 All identified exhibits are incorporated in this ordinance by reference.

53

54 **SECTION 2 – REPEAL**

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56 2.01 Ordinance No. 2010-15 is repealed in its entirety.

57

58 2.02 The Official Zoning Map, as amended, is repealed in its entirety.

59

60 **SECTION 3 – ADOPTION**

61

62 3.01 As referenced in Unified Land Development Code Section 1.2.3., the City Commission hereby  
63 adopts the Official Zoning Map attached as Exhibit A.

64

65 **SECTION 4 – CONFLICTS**

66

67 4.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in  
68 whole or in part, the provisions of this ordinance will prevail to the extent of such conflict.

69

70 **SECTION 5 – SEVERABILITY**

71

72 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase,  
73 or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be  
74 deemed a separate, distinct, and independent provision and will not affect the validity of the  
75 remaining portions of the ordinance.

76

77 **SECTION 6 – CODIFICATION**

78

79 6.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any  
80 additional codification information and notations appear in *italics*. These editorial notations are  
81 not intended to appear in the codified text.

82  
 83 **SECTION 7 – EFFECTIVE DATE**  
 84  
 85 7.01 This ordinance takes effect on October 28, 2024.  
 86  
 87  
 88 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public  
 89 session on July 23, 2024.  
 90  
 91 ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in  
 92 public session on August 6, 2024.  
 93

CITY OF NORTH PORT, FLORIDA

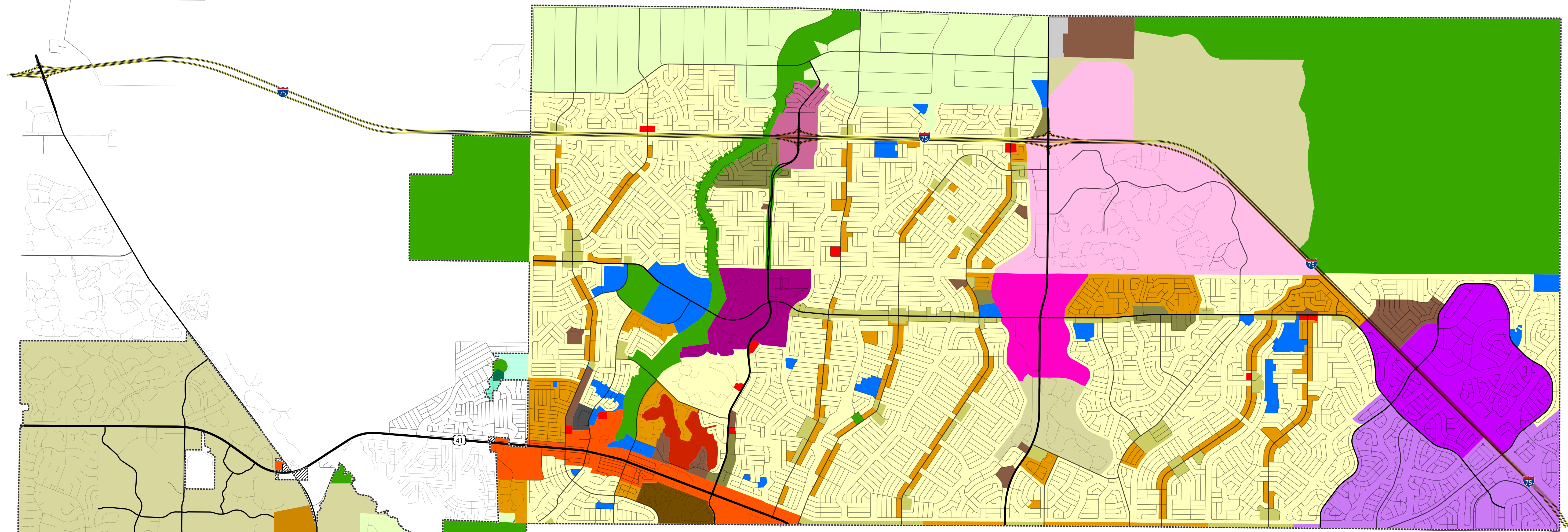
94  
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 99 \_\_\_\_\_  
 ALICE WHITE  
 MAYOR

100  
101  
102 ATTEST

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 104  
 105 \_\_\_\_\_  
 106 HEATHER FAUST, MMC  
 107 CITY CLERK

108  
109 APPROVED AS TO FORM AND CORRECTNESS

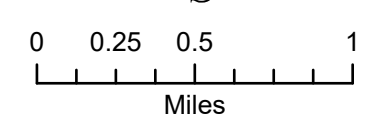
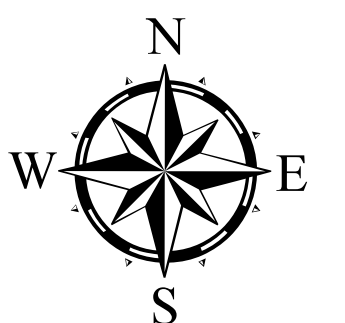
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 113 \_\_\_\_\_  
 114 AMBER L. SLAYTON, B.C.S.  
 115 CITY ATTORNEY



# City of North Port, Florida

## Official Zoning Map

Effective Date 10-28-2024, Ordinance 2024-15



### Current Zoning 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-7A : Activity Center 7A
- AC-7B : Activity Center 7B
- AC-8 : Activity Center 8
- AC-9 : Activity Center 9
- AC-10 : Activity Center 10

- AG : Agricultural Estates
- C : Commercial
- COR : Corridor
- CT : Corridor, Transitional
- EC : Environmental Conservation
- GU : Government Use
- I-1 : Industrial, Light
- I-2 : Industrial, Heavy
- MH : Manufactured Housing
- R-1 : Residential, Low
- R-2 : Residential, Medium
- R-3 : Residential, Multi-family
- V : Village

### Other

- No Zoning Designation

### City of North Port

- City Boundary

### Streets

#### Roadway functional classification

- Primary Arterial
- Arterial
- Collector
- Local
- Private