



North Port

FLORIDA

NorthPortFL.gov



Rezone

Toledo Blade 320 Residential Multi-Family (RMF)

REZ-23-137

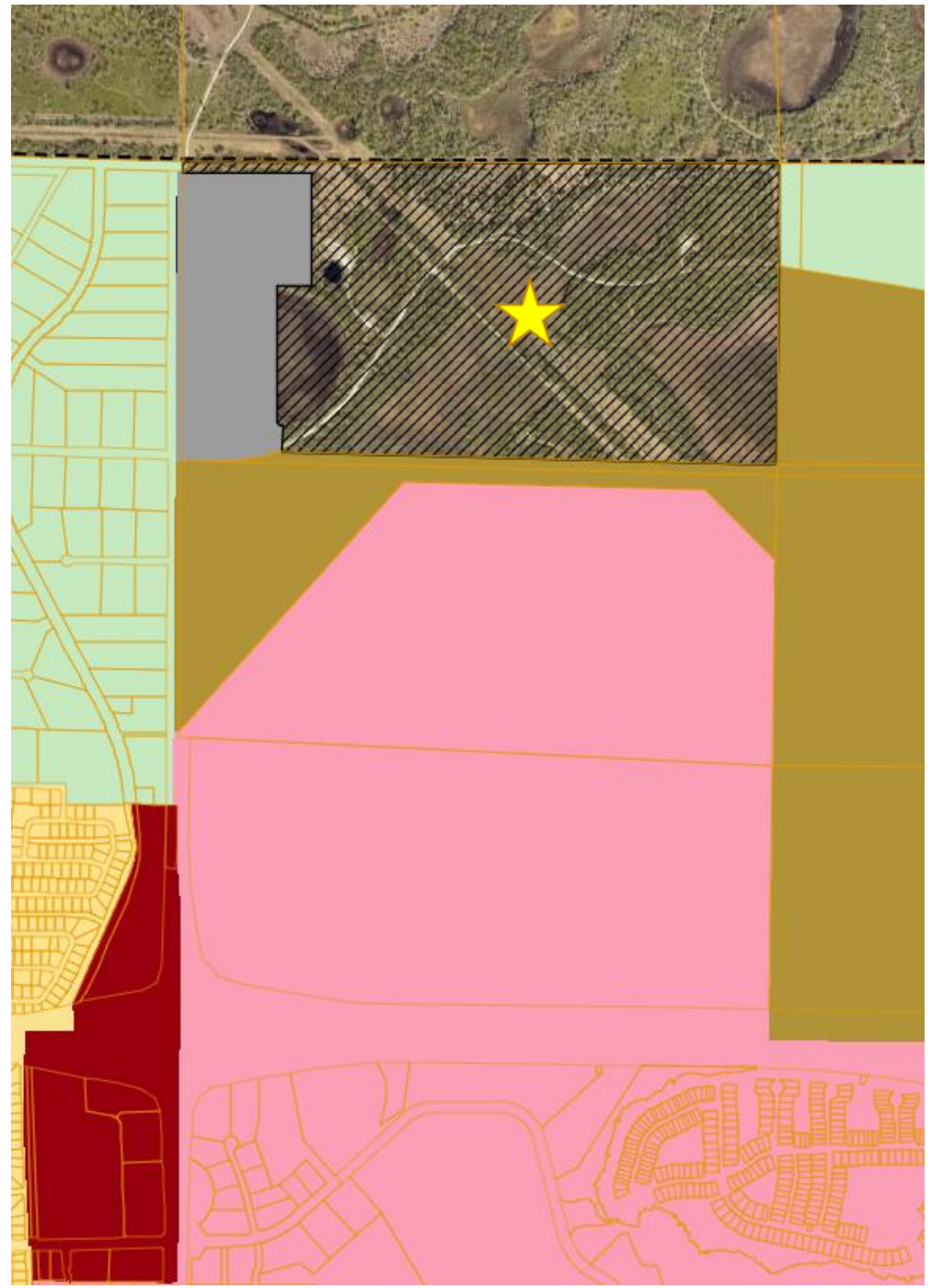
Overview

- Applicant: Kenrick Gallander, AICP (Agent)
- Property Owner: Deluxeton North Port LLC
- Request: Rezoning ± 262.34 acres from No Zoning Designation (NZD) to Residential Multi-Family (RMF).
- Location: East side of Toledo Blade Boulevard, approximately one-mile north of Interstate 75 (PID# 1091-00-1000)
- Property Size: ± 262.34 acres



Aerial View

Current Zoning





Comprehensive Plan Analysis



Comprehensive Plan

Chapter 2

Future Land Use

Element

Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Objective 1: Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives, and policies contained within this plan, and the community character.

Policy 1.1: High-Density Residential – These lands are designated for high-density residential areas with an emphasis on multi-family use (maximum of 15.0 residential units per gross acre excluding bonuses, incentives, or transfer of development rights).

Staff concludes that the proposed RMF zoning is consistent with Future Land Use Element Goal 1, Objective 1, and Policy 1.1.

Comprehensive Plan

Chapter 8

Housing Element

Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

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

Policy 1.2: Designate on the Future Land Use Map, additional acreage for medium/high density residential use in areas serviced or planned for potable water and wastewater facilities.

Policy 1.3: The City shall continue to encourage private sector efforts through the provision of incentives in the Unified Land Development Code to construct housing alternatives to the single family detached dwelling unit.

Policy 1.7: Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities, including single/multi-family, owner/rental, and permanent/seasonal, to meet the community's residential and economic needs.

Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including: public transit, schools, parks, emergency services, hurricane shelters and utilities.

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

Staff concludes that the proposed RMF zoning is consistent with the Housing Element Goal 1, Objective 1, and Policies 1.2, 1.3, 1.7, 1.9, and Objective 6.

Comprehensive Plan

Chapter 11

Economic Development Element

Economic Development Element, Goal 5: Achieve an Economically Stable Community with a Superior Quality of Life

Policy 5.1.1: Expand urban, sub-urban and neighborhood infill development and redevelopment housing options that support the workforce by planning for development near employment and transportation centers.

Policy 5.1.2: Expand housing options that support the local workforce by planning for development near employment and transportation centers.

Policy 5.1.3: Promote policies and activities that support the quality of life of our targeted workforce.

Staff concludes that the proposed RMF zoning is consistent with the Economic Development Element Goal 5, Policies 5.1.1, 5.1.2, and 5.1.3.



Unified Land Development Code Analysis



ULDC Chapter 1— General Provisions, Article II.— Administration of Unified Land Development Code

ULDC Sec. 1- 12.E.(1)(a)-(p)

- (a) Whether the proposed change would be consistent with the adopted map series and goals, objectives and policies of the Comprehensive Plan.
- (b) The relationship of the proposed change to the existing land use pattern.
- (c) Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.
- (d) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations as set forth in Chapter 5 of this Unified Land Development Code.
- (e) Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- (f) Whether changed or changing conditions make the passage of the proposed zoning necessary.**
- (g) Whether the proposed change will adversely influence living conditions in the neighborhood.
- (h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- (i) Whether the proposed change will create a drainage problem.
- (j) Whether the proposed change will seriously reduce light and air or solar access to adjacent areas.
- (k) Whether the proposed change will adversely affect property values in the adjacent areas.
- (l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- (m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**
- (n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.**
- (o) Whether the change suggested is out of scale with the character of the neighborhood.
- (p) Whether the use causes a decrease in level of service, concurrency in any area listed in Chapter 5, or causes adverse effects on the health, safety, and welfare of the citizens of North Port and it's impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted level of service, concurrency levels as listed in Chapter 5 or adequate services for the health, safety and welfare of the citizens of North Port.



Legal Review

- The accompanying Ordinance No. 2024-05 has been reviewed by the City Attorney's Office as to form and correctness.



Notice of Public Hearings per Florida Statutes, City Charter, ULDC

Applicant notified by email on January 18, 2024



The petition was advertised in a newspaper of general circulation within the City of North Port on January 12, 2024.



The property owners within 1,320 feet of the subject property were notified by postcard mailed on January 16, 2024.



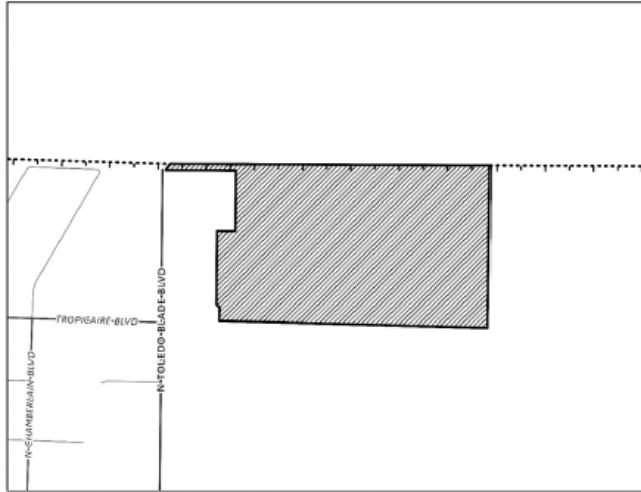
**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
REZONE PETITION NO. REZ-23-137
ORDINANCE NO. 2024-05**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) will hold a public hearing at **9:00 a.m.** or shortly thereafter, on **Thursday, February 1, 2024**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon **REZ-23-137 through Ordinance No. 2024-05**; rezone of ±265 acres of land located East of Toledo Blade Boulevard, approximately one (1) mile north of I-75 in Section 6, Township 39 South, Range 22 East of Sarasota County from No Zoning Designation District (NZD) to Residential Multi-Family District (RMF), and amending the official zoning map.

NOTICE IS HEREBY GIVEN that the City Commission of the City of North Port will hold a first reading public hearing at **6:00 p.m.** or shortly thereafter, on **Tuesday, February 27, 2024**, and a second reading public hearing at **10:00 a.m.**, or shortly thereafter, on **Tuesday, March 5, 2024**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the following proposed City Ordinance:

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 265 ACRES LOCATED EAST OF TOLEDO BLADE BOULEVARD APPROXIMATELY 1 MILE NORTH OF I-75 IN SECTION 6, TOWNSHIP 39 SOUTH, RANGE 22 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2023042804 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (NZD) CLASSIFICATION TO RESIDENTIAL MULTI-FAMILY DISTRICT (RMF) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Site Location Map



Note: Proposed Ordinance No. 2024-05 (boundary of the amendment area) is depicted on this map.

This notice is published pursuant to the requirements of Section 7.01(c) City of North Port Charter, Section 166.041 Florida Statutes; accordingly, the publication of same must be accomplished at least seven (7) days prior to the first public hearing and at least ten (10) days prior to the second public hearing at which the above Ordinance is to be considered and acted upon. The proposed Ordinance with complete legal description by metes and bounds is on file in the Office of the City Clerk for inspection by the public between the hours of 8 a.m. to 4 p.m. Monday through Friday. The files pertinent to REZ-23-137 are on file in the City of North Port Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m. Monday through Friday.

All interested parties may attend the meeting and be heard with respect to the proposed Petition/Ordinance.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these meetings upon which any appeal is to be based.

AMERICANS WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

/s/
Heather Faust, MMC
City Clerk

Publish: January 12, 2024

admno_00916100-1



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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NOTICE OF INTENT TO CONSIDER
REZONE PETITION NO. REZ-23-137
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AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 265 ACRES LOCATED EAST OF TOLEDO BLADE BOULEVARD APPROXIMATELY 1 MILE NORTH OF I-75 IN SECTION 6, TOWNSHIP 39 SOUTH, RANGE 22 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2023042804 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (NZD) CLASSIFICATION TO RESIDENTIAL MULTI-FAMILY DISTRICT (RMF) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

