



## City of North Port

### ORDINANCE NO. 2024-15

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

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

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

**WHEREAS**, on August 6, 2024, the City Commission repealed and replaced the Unified Land Development Code via Ordinance Nos. 2024-13 and 2024-14, including establishment of zoning districts to provide for consistency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

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

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

**WHEREAS**, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on July 18, 2024, 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, Florida held properly noticed public hearings at first and second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory Board and to receive public comment on the subject matter of this ordinance; and

**WHEREAS**, the City Commission finds that its action 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 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.
- 1.03 The City Commission finds the regulations in this ordinance to be consistent with the North Port Comprehensive Plan.
- 1.04 The City Commission finds that, pursuant to Section 14 of Chapter 2023-304, Laws of Florida, this amendment to the land development regulations is not more restrictive or burdensome than current regulations.
- 1.05 All identified exhibits are incorporated in this ordinance by reference.

**SECTION 2 – REPEAL**

- 2.01 Ordinance No. 2010-15 is repealed in its entirety.
- 2.02 The Official Zoning Map, as amended, is repealed in its entirety.

**SECTION 3 – ADOPTION**

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

**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 such 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 on October 28, 2024.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on July 23, 2024.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on August 6, 2024.

CITY OF NORTH PORT, FLORIDA

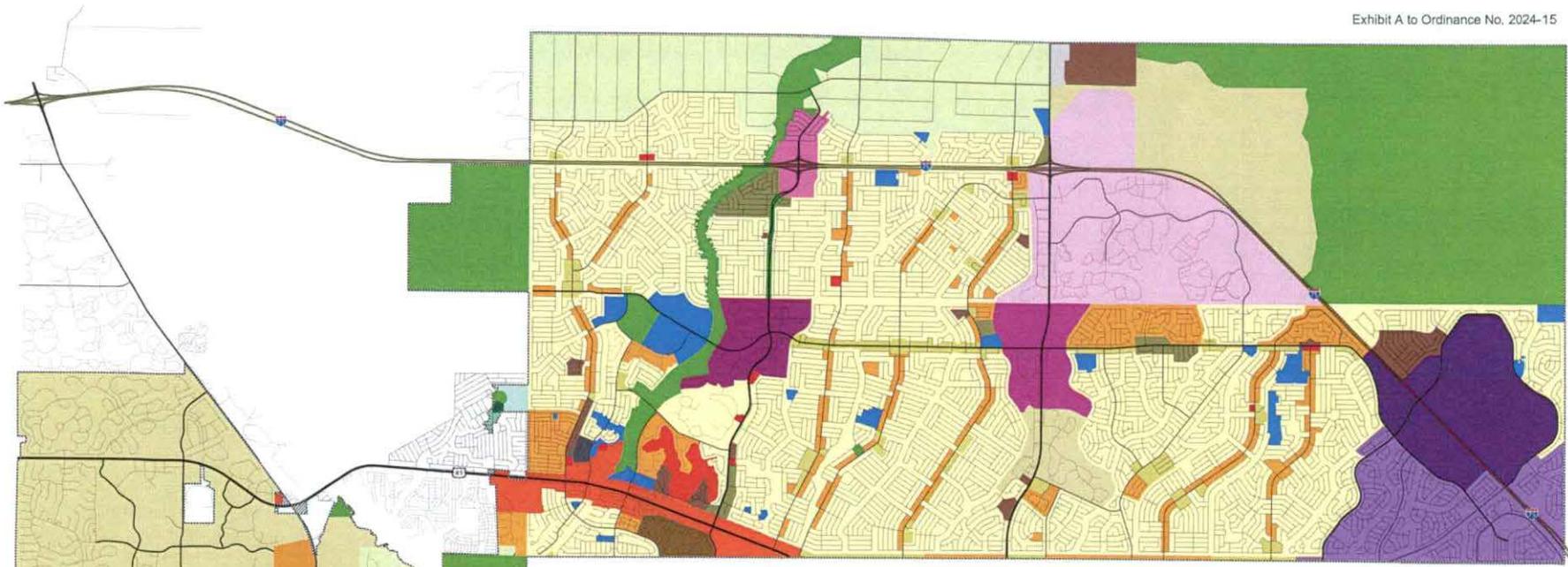
  
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ALICE WHITE  
MAYOR

ATTEST

  
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HEATHER FAUST, MMC  
CITY CLERK

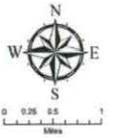
APPROVED AS TO FORM AND CORRECTNESS

  
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AMBER L. SLAYTON, B.C.S.  
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

Note: For description of zoning districts, see City of North Port Unified Land 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.