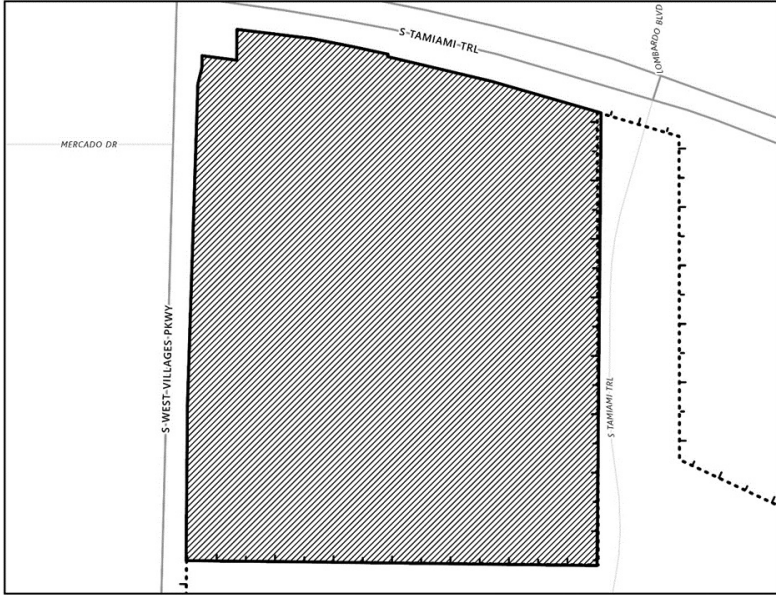




# PUBLIC HEARING NOTICE OF INTENT TO CONSIDER REZONE PETITION NO. REZ-24-079 ORDINANCE NO. 2024-25

NOTICE IS HEREBY GIVEN that the City Commission of the City of North Port will hold a first reading public hearing at **10:00 a.m.** or shortly thereafter, on **Tuesday, July 23, 2024** and a second reading public hearing at **6:00 p.m.**, or shortly thereafter, on **Tuesday, August 6, 2024** in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the adoption of the following proposed City Ordinance No. **2024-25**:

**AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 27,7816 ACRES OF LAND LOCATED SOUTH OF S. TAMIAMI TRAIL (US-41) EAST OF S. WEST VILLAGES PARKWAY IN SECTIONS 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2015141220 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM NO ZONING DESIGNATION DISTRICT (NZD) CLASSIFICATION TO VILLAGE (V) 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.**



Note: The boundary of the area proposed for rezoning via Rezoning Petition No. REZ-24-079 and Ordinance No. 2024-25 is depicted on this map. The area consists of ± 27,7816 acres located at the Southeast corner of S. Tamiami Trail (US-41) and S. West Villages Parkway, as further described in Instrument No. 2015141220 of the Official Records of Sarasota County, Florida, with Sarasota County Property Appraiser's Parcel Identification Number 0785003010.

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 the petition 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. If a person decides to appeal any decisions made by the City Commission with respect to any matter considered at the meeting(s) or hearing(s) noticed herein, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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 may contact the City Clerk to obtain a hearing device for use during meetings. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to submit such a request at least 48 hours before the meeting by contacting the City Clerk's Office via email ([cityclerk@northportfl.gov](mailto:cityclerk@northportfl.gov)), fax (941-429-7008), or telephone (941-429-7270; this telephone voice number can be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711).

/s/  
Heather Faust, MMC  
City Clerk

Publish: July 12, 2024 & July 26, 2024