



April 30, 2015

Joseph Neuman
1668 Tropicaire Blvd
North Port, FL 34288

RE: Resolution No. 2015-R-01, Petition No. SPX-14-158, Special Exception

Dear Mr. Neuman,

This letter is to inform you that your request for a Special Exception to allow for the use of a puppy kennel in the Agricultural (AG) Zoning District has been denied.

The denial is based on formal action taken by the City Commission at their regularly scheduled meeting of April 27, 2015 on a 4-0 vote to deny Resolution No. 2015-R-01, Petition No. SPX-14-158.

Pursuant to Section 53-261 B. of the City of North Port Unified Land Development Code, Denial by the City Commission. Upon denial of a special exception, the application is deemed void. No special exception application for any property applied for will be accepted within one (1) year of the denial.

You also have the right to appeal the decision of the City Commission. As pursuant to Article III, Section 1-27 under subsection F.(1) of the Unified Land Development Code it states, "Any person aggrieved by the City Commission's decision may appeal to the Circuit Court of Sarasota County, Florida within thirty (30) days of any decision being appealed. The criteria for granting an appeal shall be based upon substantial competent evidence proving that the decision removes all reasonable use of the property. The granting of any appeal shall not be in conflict with State Statutes and City Codes and Ordinances. Based upon the evidence submitted to the department responsible for land development services, the appeal shall include the City Commission's decision and staff finding(s)."

Sincerely,

Scott Williams, Director, Neighborhood Development Services

SW/sawg

cc: file

Mark Moriarty



Achieve Anything

www.cityofnorthport.com

Neighborhood Development Services: 941.429.7044, 4970 City Hall Boulevard, North Port, FL 34291