



Description: REZ-23-137

Ad Number: 3916158

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

01/12/24

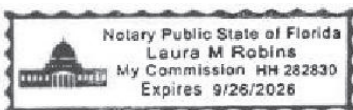
as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 12th day of
January, 2024

(Signature of Notary Public)



Personally known OR Produced Identification



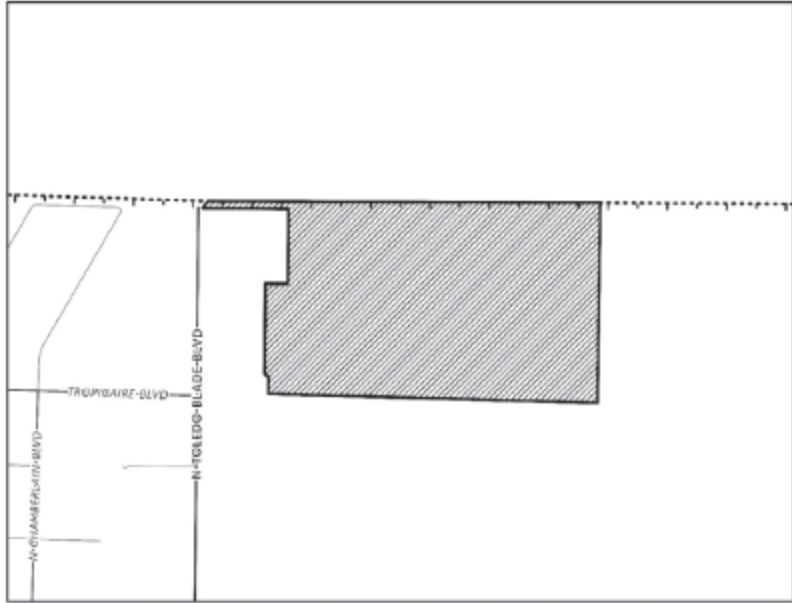
**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
REZONE PETITION NO. REZ-23-137
ORDINANCE NO. 2024-05**

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 adoption of 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.

sd
Heather Faust, MMC
City Clerk

Publish: January 12, 2024

adrc:2018108-1