

26 a To: City of North Port
City Clerk Department
4970 City Hall Blvd.
North Port, FL 34286

Ordinance No. 2018-07

City of North Port: #5328



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018093162 7 PG(S)
July 13, 2018 08:38:22 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



City of North Port

ORDINANCE NO. 2018-07

(Rezoning \pm 20.00 acres from "No Zoning Designation" (NZD) to City of North Port "Village"
(V) Zoning District Designation located in Section 33, Township 39 South, Range 20 East)

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING \pm 20.00 ACRES LOCATED IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, FROM NO ZONING DESIGNATION (NZD) TO VILLAGE (V) DESIGNATION; PROVIDING FOR FINDINGS; PROVIDING FOR REZONING OF LANDS; PROVIDING FOR FILING OF ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, AS FOLLOWS:

SECTION 1- FINDINGS:

- 1.01 On December 29, 2017, Katie M. LaBarr, AICP, of Stantec Consulting Services, Inc., as authorized agent for Martin P. Black, on behalf of Manasota Beach Ranchlands, LLLP, property owner(s) submitted petition number REZ-17-164 to rezone \pm 20.00 acres of certain real property located wholly within the corporate limits of the City of North Port, Florida; and

CERTIFIED BY:
PATSY C. ADKINS, CITY CLERK
Patsy C. Adkins
DATE: 7/10/18

- 1.02 The ± 20.00 acres, as shown on the boundary survey, attached hereto and incorporated herein as Exhibit "A" to Ordinance No. 2018-07, is currently zoned as "No Zoning Designation" (NZD); and
- 1.03 The proposed petition requests ± 20.00 acres located in Section 33, Township 39 South, Range 20 East as shown on the location map, attached hereto and incorporated herein as Exhibit "B" be rezoned to City of North Port "Village" (V) Zoning District Designation; and
- 1.04 The public notice requirements pursuant to Chapter 163, Florida Statutes, and the Unified Land Development Code have been adhered to and satisfied; and
- 1.05 After consideration of the rezone application, all supporting documents, along with staff findings from the Neighborhood Development Services, Planning Division, the North Port Planning and Zoning Advisory Board (PZAB) acting as the Local Planning Agency (LPA), at its regular meeting of Thursday, March 15, 2018, held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard regarding Ordinance No. 2018-07; and
- 1.06 The Planning and Zoning Advisory Board having reviewed the application, all supporting documents, along with staff findings made an advisory recommendation to the City Commission; and
- 1.07 The North Port City Commission held duly noticed public hearings on April 10, 2018 first reading and June 26, 2018 adoption hearing, received and reviewed this petition REZ-17-164 and the recommendation of the Local Planning Agency along with staff findings and found this Ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.

SECTION 2 -REZONING:

- 2.01 The zoning classification of ± 20.00 acres currently zoned "No Zoning Designation" (NZD), as shown herein on the location map, attached hereto and incorporated as Exhibit "B" is hereby changed to City of North Port "Village" (V) Zoning District Designation.
- 2.02 The City of North Port Commission hereby approves and adopts Ordinance No. 2018-07, REZ- 17-164 and amendments to the City of North Port Zoning Map.

✓
CERTIFIED BY:
PATSY C. ADKINS, CITY CLERK
Patsy C. Adkins
DATE: *7/10/18*

SECTION 3 – FILING OF ORDINANCE:

- 3.01 Upon this Ordinance taking effect, the City Clerk is directed to file a copy of this Ordinance with the Clerk of the Circuit Court for Sarasota County, Florida and with the Florida Department of State.

SECTION 4 – SEVERABILITY:

- 4.01 If any section, subsection, sentence, clause, phase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5 – CONFLICTS:

- 5.01 In the event of any conflict between the provisions of this Ordinance and any other Ordinance or portions thereof, the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 6 – EFFECTIVE DATE:

- 6.01 This Ordinance shall take effect upon the effective date of Ordinance No. 2018-06, regarding Amendment No. CPAL-17-163 to the Comprehensive Plan. No development order or development permits dependent on this Ordinance may be issued before it has become effective.

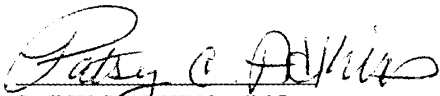
READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session this 10th day of April, 2018.

PASSED and DULY ADOPTED by the City Commission of the City of North Port, on the second and final reading in public session this 26th day of JUNE, 2018.

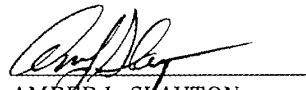
CITY OF NORTH PORT, FLORIDA


VANESSA CARUSONE
MAYOR

ATTEST:


PATSY C. ADKINS, MMC
CITY CLERK

APPROVED AS TO FORM AND
CORRECTNESS:


AMBER L. SLAYTON
CITY ATTORNEY

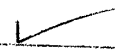
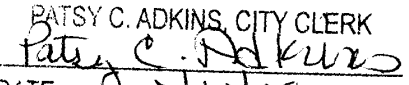
 CERTIFIED BY:
PATSY C. ADKINS, CITY CLERK

DATE: 0 7/10/18

EXHIBIT "A"

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

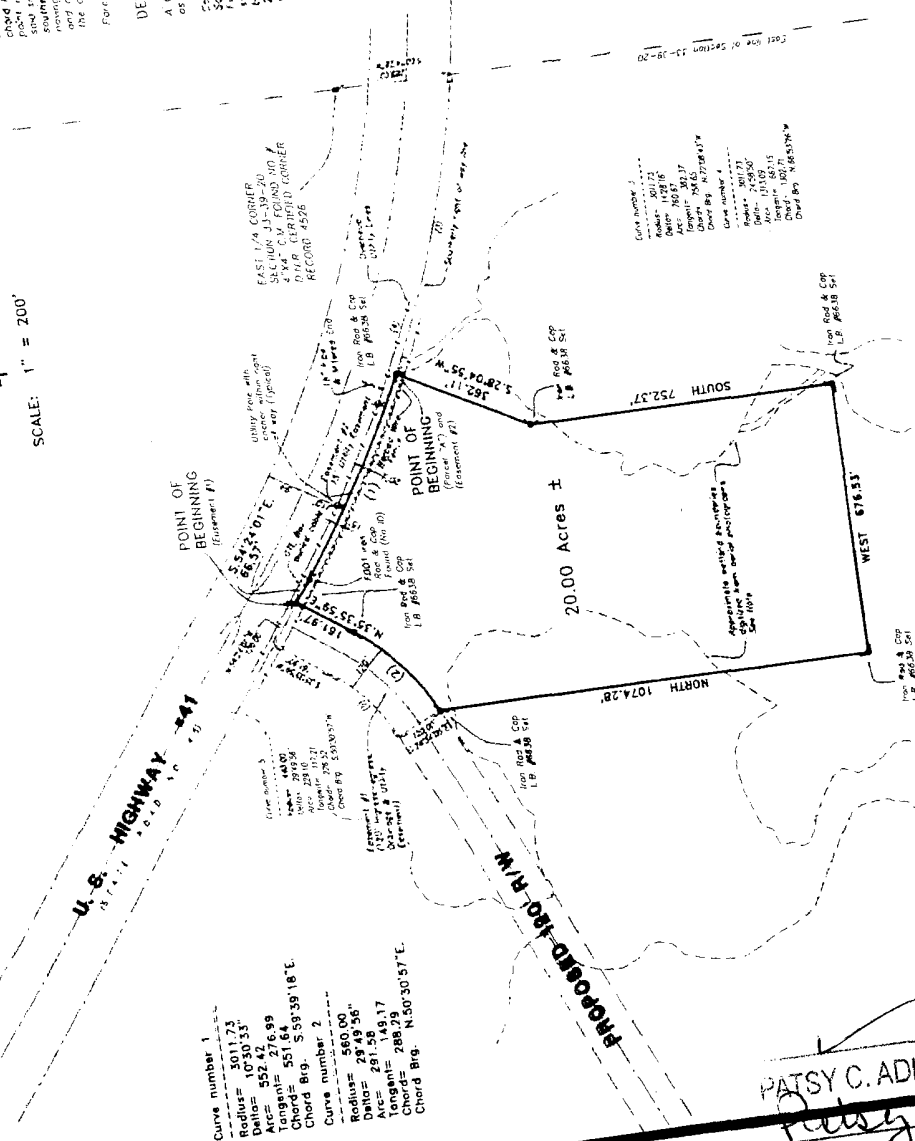
Being the same lands conveyed by Warranty Deed dated December 11, 1998, to John H. Nevins, as Bishop of the Diocese of Venice, recorded in the Official Records as Instrument #1998166154, Public Records of Sarasota County, Florida; and also being the same lands described and depicted on survey prepared by Britt Surveying, Inc., dated November 3, 1998, Job Number 98-09-17E.

✓ CERTIFIED BY:
 PATSY C. ADKINS, CITY CLERK
Patsy C. Adkins
 DATE: 7/10/18

EXHIBIT "A"

PRESCRIPTION: (PAROLE)

SCALE: 1" = 200'

[illegible]

DESCRIPTION: (continued)

[illegible]

Notes:

- [illegible]

SURVEYING, INC.

LAND SURVEYORS AND MAPPING
 CERTIFICATE OF AUTHORIZATION NO. LP 6638
 (941) 493-1366
 (941) 377-8454
 34202
 34240
 VENICE, FLORIDA

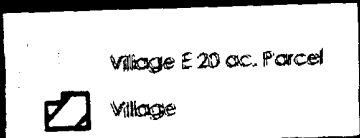
STATE OF SURVEYOR

[illegible]

27. FLORIDA
November 3, 1998
OFFICE OF ELI R. V. Y.

FIELD BOOK: 296 PAGE(S): 120-173
JOB NUMBER: 98-09-17E

✓ CERTIFIED BY:
PATSY C. ADKINS, CITY CLERK
Patsy C. Adkins
DATE: 7/10/18

[illegible][illegible]

BY CADKINS, CITY CLERK

Patryc A. Adams
7/10/18

DATE: 07/10/18