



Myakka Crossings - River Rd-US-41
Voluntary Annexation (Petition No. ANX-22-179)
Ordinance No. 2023-08

STAFF REPORT

From: Sherry Willette-Grondin, Planner III

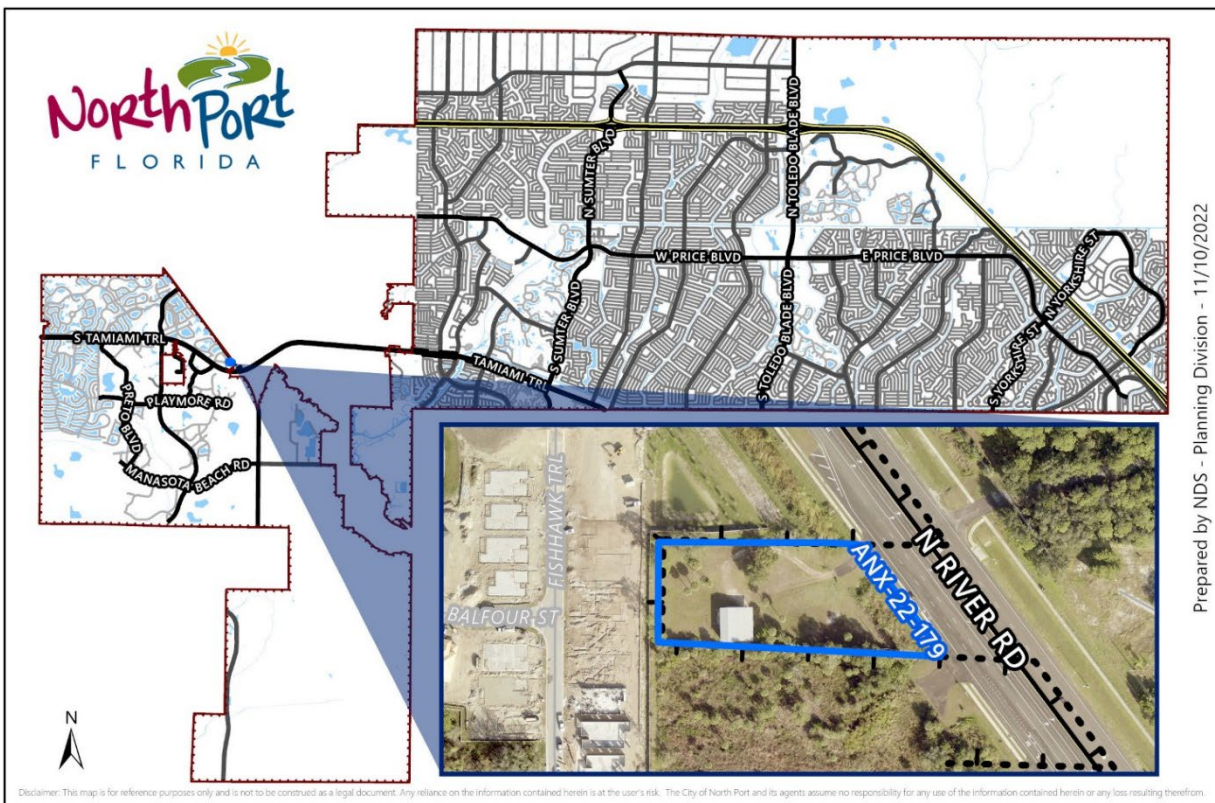
Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: February 16, 2023



Prepared by NDS - Planning Division - 11/10/2022

PROJECT:	Myakka Crossings – River Road – US-41, ANX-22-179
REQUEST:	Approval of Ordinance No. 2023-08, voluntary annexation into the City of North Port
APPLICANT:	Bristol Edward Rudolph Revocable Trust; Bradford Baker, TTEE (Property Owner) (Exhibit A, Affidavit)
OWNERS:	Bradford Baker, a/k/a Bradford Dennis Baker as Trustee of the Bristol Edward Rudolph Revocable Trust dated May 14, 1986, as restated May 11, 2001, and any amendments thereto (Exhibit B, Warranty Deed)
LOCATION:	Located approximately 600 feet north of S. Tamiami Trail (US-41) and west of N. River Road (PID # 0787130006).
PROPERTY SIZE:	± 1.1782 acres

I. BACKGROUND

Bristol Edward Rudolph Revocable Trust; Bradford Baker, TTEE (Property Owner) formally submitted to the City of North Port a petition for voluntary annexation for a ± 1.1782-acre property located near the northwest corner of the intersection of N. River Road and S. Tamiami Trail. The property currently has the Sarasota County zoning designation of OUE1 – Open Use Estate (1Unit/5Acre) =OUE and the Sarasota County future land use designation of 'Rural.'

The property is within the City's Future Annexation Area, meaning it has been designated to be considered for annexation. It is bordered to the west by the Tortuga residential development (West Villages Improvement District) and to the south by Paradise Ventures (River Road) commercial development. The land comprising the Paradise Ventures development was annexed into the city in 2003. In the future, the annexation parcel will be incorporated into the Paradise Ventures project site.

Following the annexation of the property into the City boundary, any petition to change the future land use of the property would first have to go through Sarasota County approvals following the County Charter, as there is no longer an active Joint Planning Agreement between the City of North Port and Sarasota County. Once the assignment of the future land use process with the County is complete, the property owner is then required to submit to the City of North Port applications for a comprehensive plan amendment and a rezoning to apply both the City of North Port future land use designation of Activity Center and a zoning designation of Planned Community Development (PCD) to develop the property.

At this time, the applicant has only submitted a petition to annex into the city voluntarily and intends to submit petitions for a comprehensive plan amendment and rezone at a later date.

II. REVIEW PROCESS

The Management Team has reviewed the application, and all applicable departments reviewed and provided the following comments. It should be noted that the comments and conditions identified in the table below are relevant to future submittals related to the site development.

Staff Review Summary	
NDS- Building Arborist	No Objection
Finance	No Objection
Fire/Rescue	Meets Requirements with Conditions ¹
NDS-Planning and Zoning	No Objection
Parks and Recreation	No Objection
Public Works/P&Z Environmental	No Objection
Public Works Engineering	No Objection ²
Public Works Stormwater	Meets Requirements with Conditions ³
Public Works Solid Waste	No Objection
Utilities	Meets Requirements with Conditions ⁴

¹ Fire conditions concern compliance with the Florida Fire Prevention Code (FFPC), 7th Edition, emergency access plans for fire apparatus, and safeguards during building construction. These conditions are applicable at the future submittal stage for site development.

² Engineering had no objection. However, there were conditions regarding providing a driveway to connect this parcel with other parcels to the south. These conditions are applicable at the time of site development.

³ Stormwater comments: "Please note that the later detailed design of the parcel must meet all criteria in the City's ULDC Stormwater Regulations." These will be addressed in future submittals at the time of site development

⁴ Utilities were approved with standard conditions related to the site development, including irrigation systems design and construction, and floor plans for plumbing risers to determine meter sizes and capacity. These will be addressed with future project submissions.

III. DATA & ANALYSIS

FLORIDA STATUTES CHAPTER 171, PART I MUNICIPAL ANNEXATION OR CONTRACTION, SECTION 171.044 VOLUNTARY ANNEXATION

Owners of real property in an unincorporated area of a county contiguous to a municipality may petition the municipality to be annexed. Upon determination that the petition bears the signatures of all owners of the property in the area proposed to be annexed, the governing body may adopt a non-emergency ordinance. The notice shall be published for two consecutive weeks in a newspaper of general circulation. A copy of the notice must be provided via certified mail to the Board of County Commissioners at least 10 days prior to publishing.

Staff Findings: The voluntary annexation application bears the property owner's signature. Ordinance No. 2023-08 was advertised according to the above state statute requirements on January 31, 2023, and February 7, 2023. A copy of the notice was sent to the Sarasota County Board of County Commissioners via certified mail on January 20, 2023 (**Exhibit C – Legal Advertisement, Exhibit D-Notice to County Commissioners**).

Staff concludes that the requirements of Chapter 171, Part I of the Florida Statutes, Section 171.044 have been met.

COMPREHENSIVE PLAN - CHAPTER 2 – FUTURE LAND USE

Future Land Use Policy 2.1.7: Encourages voluntary annexations in Sarasota County between Warm Mineral Springs and the eastern boundary of the West Village Improvement District (fka Thomas Ranch) in order to expand the City's tax base and Activity Center #1.

Staff Findings: The subject property is located within the voluntary annexation area described above in Sarasota County and would be expanding Activity Center #1 should it be annexed. This policy also outlines how the annexed property must be zoned. "Upon annexation, and after the amendment of the Comprehensive Plan, shall be zoned to PCD." Though a zoning designation is not proposed through a rezone petition at this time, it will be required to be rezoned to Planned Community Development, consistent with this policy.

Staff concludes that the proposed annexation is consistent with Policy 2.1.7 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Policy 2.1.13: Policy 2.1.13 identifies potential annexation areas 1A, 1B, and 1C on Map 1. It also states that upon annexation, the City shall recommend a future land use designation of 'Activity Center 1' be applied through a comprehensive plan amendment.

Staff Findings: The subject property is located within potential annexation area 1B as identified on Map 1 in Policy 2.1.13. A comprehensive plan amendment is not currently proposed. At the time a comprehensive plan amendment is submitted for this property, it will be required to be consistent with this policy.

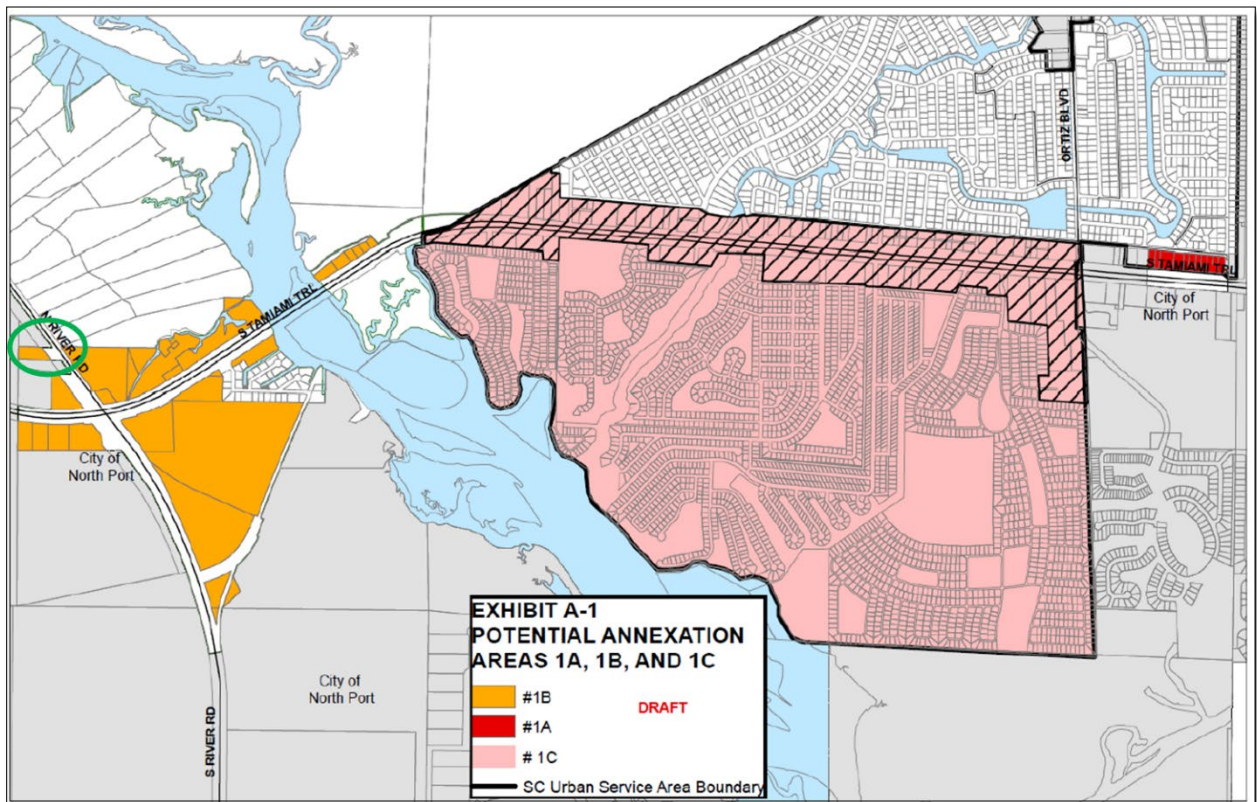


Figure 1-Potential Annexation Areas

Staff concludes that the proposed annexation is consistent with Policy 2.1.13 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Policy 6.6.2: Upon annexation of contiguous lands along US 41 as shown in Map 1 FLU Policy 2.1.13, the properties identified as Future Annexation Area/Future Urban Service Area Boundary will be eligible for urban services allowed by the USB.

Staff Findings: The subject property is located within the Urban Service Area Boundary per MAP 2-9.

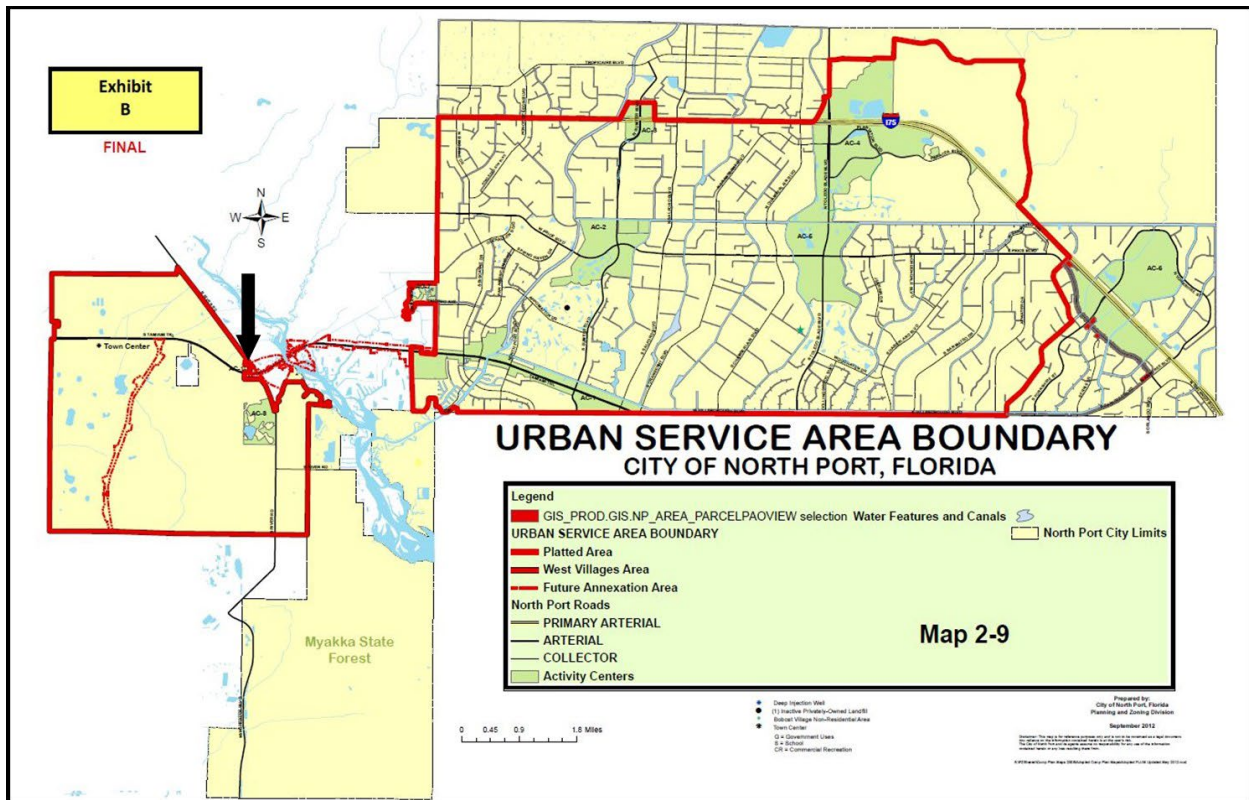


Figure 2 - Urban Service Area Boundary Map

The Utilities Department has provided written confirmation through a willingness to serve letter that they have the capacity at both water and sewage treatment plants to provide City water and sewer to serve the development. In addition, the new Fire and Police substation is within 2 ½ miles and can serve the annexed property.

Staff concludes that the proposed annexation is consistent with Policy 6.6.2 of the Future Land Use Element of the Comprehensive Plan.

Unified Land Development Code (ULDC) Chapter 53—Zoning Regulations, Article 1—Map; Boundaries, Section 22—Annexations

ULDC Sec. 53-22 stipulates that annexations shall be by non-emergency ordinance and must meet Florida Statutes Chapter 171. As the annexation would change the City boundaries, this change must be reflected on the Official Zoning Map. The section also lists submission requirements for a complete annexation application packet and the review and public hearing processes.

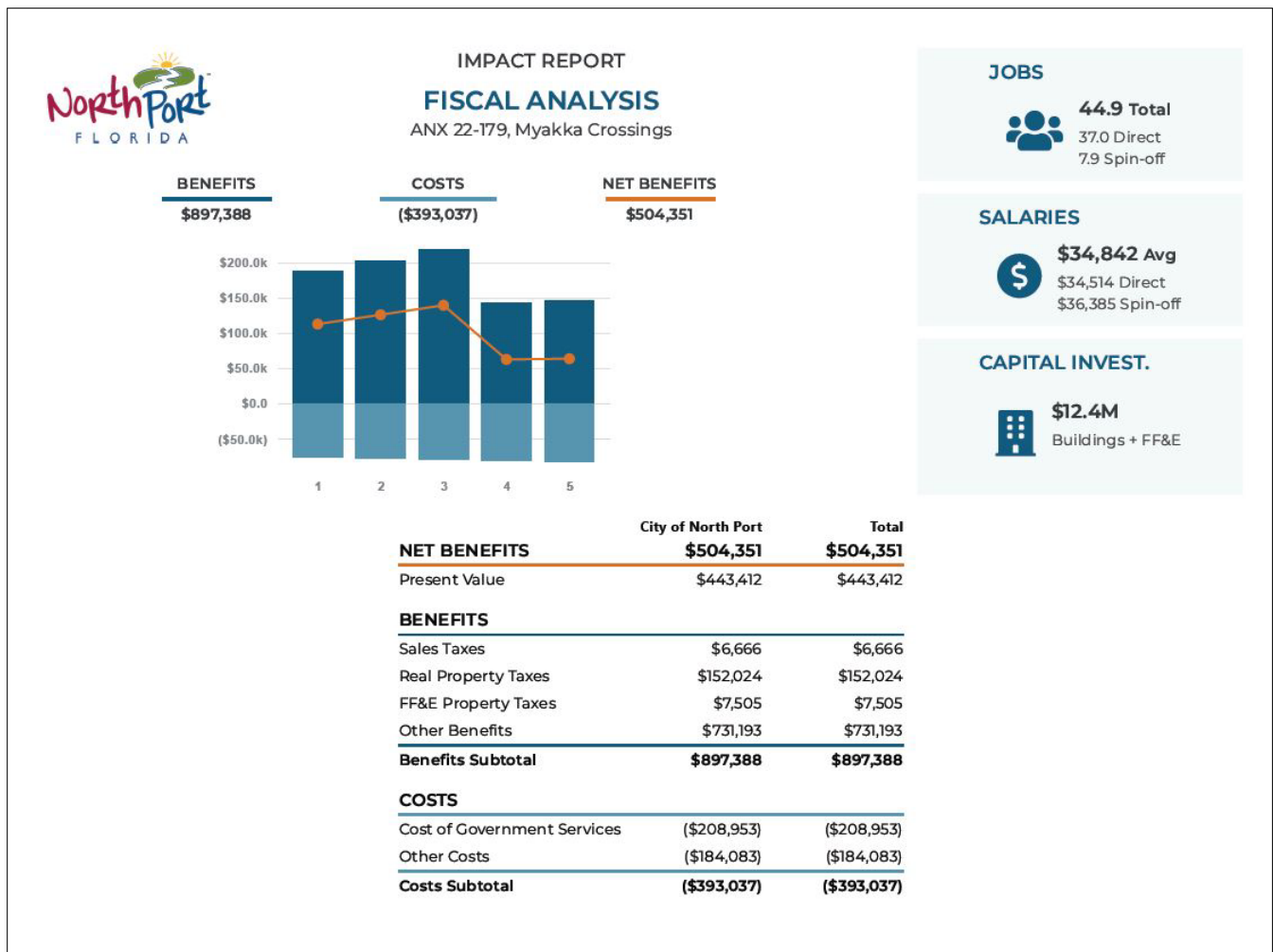
Staff Findings: The annexation petition was submitted to the City and reviewed for sufficiency to ensure all appropriate supporting documents were included. Following the review process, the Planning and Zoning Advisory Board and City Commission will hear the annexation ordinance. Notification of the annexation

petition was sent to the Sarasota County Board of County Commissioners and advertised weekly for two consecutive weeks. In addition, notice was sent to property owners within 1,320 feet of the subject property.

Staff concludes that the proposed annexation is consistent with ULDC Sec. 53-22.

IV. FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis for the proposed annexation using data from the applicant and assumptions based on current market trends. Over five years, a net benefit of \$504,351 is realized. For this analysis, staff assumed this development would be done at its highest intensity for each of the allowed uses as permitted in the PCD zoning district (**Exhibit E – Fiscal Impact Analysis**).



V. PUBLIC NOTICE & HEARING SCHEDULE

The ordinance was advertised in a newspaper of general circulation within the City of North Port on January 31, 2023, and February 7, 2023, under the provisions of Section 171.044(6), Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, and Chapter 1 Article II, Section 1-12 of the City's Unified Land Development Code.

Notices of the public hearings were mailed to property owners within 1,320 feet of the subject property on January 30, 2023 (**Exhibit F - Notice to Property Owners**).

The Sarasota County Board of County Commissioners has been notified, according to Florida Statutes Chapter 171, of the City of North Port's intent to annex the subject parcel into the City.

Public Hearing Dates	
Planning & Zoning Advisory Board Public Hearing	February 16, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing First Reading	March 14, 2023 10:00 AM or as soon thereafter
City Commission Public Hearing Second Reading	March 30, 2023 6:00 PM or as soon thereafter

VI. RECOMMENDED MOTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of Petition No. ANX-22-179, Myakka Crossings -River Rd-US-41, Voluntary Annexation via Ordinance No. 2023-08 and find that based on competent substantial evidence, the petition for voluntary annexation complies with the Florida Statutes Chapter 171, City of North Port Comprehensive Plan and the Unified Land Development Code.

VII. ALTERNATIVE MOTION

DENY ANX-22-179, Myakka Crossings -River Rd-US-41, Voluntary Annexation

I move to recommend the denial of Petition ANX-22- 179, Myakka Crossings -River Rd-US-41, Voluntary Annexation via Ordinance No. 2023-08, and find that based on competent substantial evidence, the petition for voluntary annexation does not comply with the Florida Statutes Chapter 171, City of North Port Comprehensive Plan and the Unified Land Development Code.

VIII. EXHIBITS

A. Affidavit
B. Warranty Deed
C. Legal Advertisement
D. Notice to County Commissioners
E. Fiscal Impact Analysis
F. Notice to Property Owners

AFFIDAVIT

Exhibit A - Affidavit

I (the undersigned), Bradford Baker, TTEE Bristol Edward Rudolf Rev Trust being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 17th day of August, 2022

Bradford Baker
Signature of Applicant or Authorized Agent

Bradford Baker, TTEE Bristol Edward Rudolf Trust
Print Name and Title

STATE OF Florida

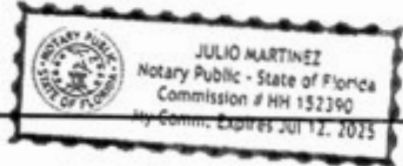
COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this _____ day of August, 2022, by Bradford Baker

_____ who is personally known to me or has produced Florida Driver License as identification.

Julia Martinez
Signature - Notary Public

(Place Notary Seal Below)



✓ Cemo Title Services, LLC
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021111590 1 PG(S)
June 15, 2021 01:35:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc. Stamps ~~\$1,925.00~~ \$1,890.00
PID No. 0787-13-0006

Doc Stamp-Deed: \$1,890.00



WARRANTY DEED

This Indenture, made by **BARBARA NELSON**, an un-remarried widow, whose post office address is: 19652 Cobblestone Circle, Venice, Florida 34292, hereinafter called the GRANTOR, to **BRADFORD BAKER**, a/k/a **BRADFORD DENNIS BAKER**, as Trustee of the **BRISTOL EDWARD RUDOLF REVOCABLE TRUST** dated May 14, 1986 as restated May 11, 2001, and any amendments thereto, whose post office address is: 800 N. Tamiami Trail, PH1611, Sarasota, Florida 34236 hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

Begin at a P.R.M. found at the West 1/4 Section corner of Section 34, Township 39 South, Range 20 East; thence North along the West line of said Section 34, 505.24 feet for a P.O.B.; thence North still along the West line of said Section 34, 154.44 feet to a P.R.M. found at the NW corner of the S 1/2 of SW 1/4 of NW 1/4 of Section 34; thence N 89°53'30" E along the North line of the S 1/2 of SW 1/4 of NW 1/4 of said Section 34, 460.60 feet to a P.R.M. found in the Westerly right-of-way line of West River Road; thence S 37°00' E along the Westerly right-of-way line of West River Road, 216.05 feet; thence N 88°19'43" W, 590.87 feet to the P.O.B. Being a part of the S 1/2 of SW 1/4 of NW 1/4 of Section 34, Township 39 South, Range 20 East, South and West of West River Road, Sarasota County, Florida

Said Property is Vacant Land.

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. To have and to hold the same in fee simple forever.

And the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in the presence of:

1st Witness Signature: [Signature]

[Signature]
BARBARA NELSON

Printed Name: Cellean Jais

2nd Witness Signature: [Signature]

Printed Name: Mitzi Cemovich

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 14th day of June 2021, by BARBARA NELSON who has produced Florida as DS identification.

[Notary Seal]



Mitzi Cemovich
Comm. #GG217021
Expires: July 27, 2022

[Signature]
Notary Public Signature

PUBLIC NOTICE - CITY OF NORTH PORT

NOTICE OF PUBLIC HEARINGS FOR THE VOLUNTARY ANNEXATION OF CERTAIN PROPERTY INTO THE CITY OF NORTH PORT

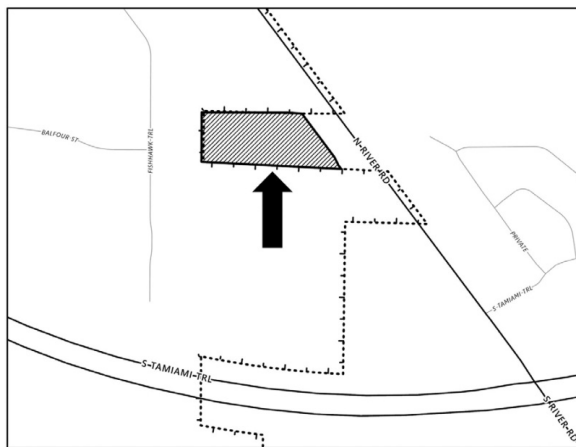
NOTICE IS HEREBY GIVEN, pursuant to Chapters 171, Part I of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida, and Section 53-22, of the Unified Land Development Code (ULDC), that the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) will hold a public hearing for consideration of voluntary annexation of land into the City of North Port via ANX-22-179 on **Thursday, February 16, 2023, at 9:00 a.m.** or as may be continued thereafter.

A Public Hearing for the first reading of Ordinance No. 2023-08 will be held before the North Port City Commission on **Tuesday, March 14, 2023, at 10:00 a.m.**, or as soon thereafter as the matter may be heard to consider Ordinance No. 2023-08.

The second and final reading by the City Commission will be held on **Thursday, March 30, 2023, at 6:00 p.m.** or as may be continued at the discretion of the Commission. The proposed annexation ordinance is described as follows:

Ordinance No. 2023-08: An Ordinance of the City of North Port, Florida, Annexing ± 1.1782 acres of real property located in the unincorporated area of Sarasota County, Florida, and contiguous to the existing city limits of the City of North Port, Florida; redefining the boundary lines of the City of North Port to include this property; providing for findings; providing for annexation; amending the official zoning map; providing for assessment and taxation; providing for filing of documents; providing for conflicts; providing for severability; and providing an effective date.

All Public Hearings will be held in the **North Port City Hall Commission Chambers located on the second floor, 4970 City Hall Boulevard, North Port, Florida, 34286.**



Note: Proposed ANX-22-179 (boundary of the area) is depicted on this map. The proposed site contains ± 1.1782 acres.

The complete legal description by metes and bounds and the ordinance can be obtained from the office of the City Clerk.

The site is generally located approximately 600 feet north of S. Tamiami Trail (US-41) and west of N. River Road.

All interested parties are invited to appear and be heard in respect to this Development Master Plan at the public hearings in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The files pertinent to ANX-22-179 may be inspected by the public at the City of North Port Neighborhood Development Services Department, Planning & Zoning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION 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 (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN 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.

/s/
Heather Faust, MMC
City Clerk

January 17, 2023

Via Certified Mail: 70210950000123620107



Ron Cutsinger, Chair - Sarasota County Board of County Commissioners
1660 Ringling Blvd.
Sarasota, FL 34236

RE: Notification of Voluntary Annexation by the City of North Port (ANX-22-179)

Dear Commissioner Cutsinger:

Pursuant to Florida Statutes Chapter 171, this letter is provided to notify Sarasota County of the City of North Port's intent to annex one parcel totaling approximately 1.1782 acres, contiguous to the City of North Port. The property is described as follows:

PID # 0787130006. Begin at P.R.M. found at the West ½ Section corner of Section 34, Township 39 South, Range 20 East, thence North, along the West line of said Section 34, 154.44 feet to a P.R.M. found at the NW corner of the S ½ of SW ¼ of NW ¼ of Section 34, 460.60 feet to a P.R.M. found in the Westerly right-of-way line of West River Road; thence S 37°00' E along the Westerly right-of-way line of West River Road, 216.05 feet; thence N 88°19'43" W, 590.87 feet to the P.O.B. Being a part of the S ½ of SW ¼ of NW ¼ of Section 34, Township 39 South, Range 20 East, South and West of West River Road, Sarasota County, Florida.

At this time, the public hearings for this annexation are scheduled for February 16, 2023, at 9:00 a.m. (Local Planning Agency) and March 14, 2023, at 10:00 a.m. (City Commission) and the second reading on March 30, 2023. Meetings are held in the North Port City Hall Commissions Chambers, 4970 City Hall Blvd. North Port, FL 34286.

The notices for this annexation will be published on January 31, 2023, and February 7, 2023. All notices will be published in the *North Port Sun*.

If you have any questions or concerns regarding this annexation, please contact me at 941-429-7156 or via email at aray@northportfl.gov.

Sincerely,

Alaina Ray

Alaina Ray, AICP, Neighborhood Development Services Director

enc: Draft Ordinance
Draft Legal Advertisement

cc: Jonathan R. Lewis, ICMA-CM, Sarasota County Administrator
Matthew Osterhoudt, MPA, Director, Planning and Development Services Department



Achieve Anything
www.cityofnorthport.com

7021 0950 0001 2362 0107

U.S. Postal Service™
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 Domestic Mail Only

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 For delivery information, visit our website at www.usps.com

Certified Mail Fee
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
 Postage \$ _____
 Total Postage and Fees \$ _____

Postmark Here
JAN 20 2023
 NORTH PORT CITY CENTER

Sent *PS Express*
 Street and Apt. No. *PO Box 14*
Ron C. Singel, Chair
Willa Kingling Blvd
SAVAsolo, FL 34936
 City, State, ZIP+4® *SAVAsolo, FL 34936*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 2362 0114

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Handwritten: RAZ SAU
 Domestic Mail Only

OFFICIAL USE
 For delivery information, visit our website at www.usps.com

Certified Mail Fee
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
 Postage \$ _____
 Total Postage and Fees \$ _____

Postmark Here
JAN 20 2023
 NORTH PORT CITY CENTER

Sent To *PS Express*
 Street and Apt. No. *PO Box 14*
Willa Kingling Blvd
 City, State, ZIP+4® *SAVAsolo, FL 34936*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Exhibit D - Notice to County Commissioners

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>David Buckles</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery <i>David Buckles</i> <i>1/23/23</i></p>
<p>1. Article Addressed to:</p> <p><i>Ron Cutsinger, Chair Sarasota County Board of County Commissioners 1660 Ringling Blvd Sarasota, FL 34236</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>9590 9402 6850 1060 3440 87</p> <p>2. Article Number (Transfer from service label) 7021 0950 0001 2362 0107</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 <i>P#2 Anx 22-179</i> Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>David Buckles</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery <i>David Buckles</i> <i>1/23/23</i></p>
<p>1. Article Addressed to:</p> <p><i>Jonathan Lewis, ICMA-AM Sarasota County Administrator 1660 Ringling Blvd Sarasota, FL 34236</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>9590 9402 6850 1060 3440 70</p> <p>2. Article Number (Transfer from service label) 7021 0950 0001 2362 0114</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 <i>P#2 Anx 22-179</i> Domestic Return Receipt</p>	

FISCAL ANALYSIS

ANX 22-179, Myakka Crossings

Exhibit E - Fiscal Impact Analysis

BENEFITS

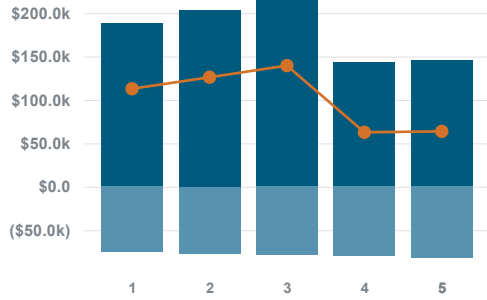
\$897,388

COSTS

(\$393,037)

NET BENEFITS

\$504,351



JOBS



44.9 Total

37.0 Direct
7.9 Spin-off

SALARIES



\$34,842 Avg

\$34,514 Direct
\$36,385 Spin-off

CAPITAL INVEST.



\$12.4M

Buildings + FF&E

	City of North Port	Total
NET BENEFITS	\$504,351	\$504,351
Present Value	\$443,412	\$443,412
BENEFITS		
Sales Taxes	\$6,666	\$6,666
Real Property Taxes	\$152,024	\$152,024
FF&E Property Taxes	\$7,505	\$7,505
Other Benefits	\$731,193	\$731,193
Benefits Subtotal	\$897,388	\$897,388
COSTS		
Cost of Government Services	(\$208,953)	(\$208,953)
Other Costs	(\$184,083)	(\$184,083)
Costs Subtotal	(\$393,037)	(\$393,037)



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR
THE VOLUNTARY ANNEXATION OF CERTAIN PROPERTY INTO THE CITY OF
NORTH PORT**

NOTICE IS HEREBY GIVEN, pursuant to Chapters 171, Part I of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida, and Section 53-22, of the Unified Land Development Code (ULDC), that the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) will hold a public hearing for consideration of voluntary annexation of land into the City of North Port via ANX-22-179 on Thursday, February 16, 2023, at 9:00 a.m. or as may be continued thereafter.

A Public Hearing for the first reading of Ordinance No. 2023-08 will be held before the North Port City Commission on Tuesday, March 14, 2023, at 10:00 a.m., or as soon thereafter as the matter may be heard to consider Ordinance No. 2023-08.

The second reading and final reading by the City Commission will be held on Thursday, March 30, 2023, at 6:00 p.m. or as may be continued at the discretion of the Commission. The proposed annexation ordinance is described as follows:

Ordinance No. 2023-08: An Ordinance of the City of North Port, Florida, Annexing ±1.1782 acres of real property located in the unincorporated area of Sarasota County, Florida, and contiguous to the existing city limits of the City of North Port, Florida; redefining the boundary lines of the City of North Port to include this property; providing for findings; providing for annexation; amending the official zoning map; providing for assessment and taxation; providing for filing of documents; providing for conflicts; providing for severability; and providing an effective date.

The site is generally located approximately 600 feet north of S. Tamiami Trail (US-41) and west of N. River Road.

«NAME1»
«NAME_ADD2»
«NAME_ADD3»
«NAME_ADD4»
«NAME_ADD5»
«CITY», «STATE» «ZIP»
«COUNTRY»

Exhibit F - Notice to Property Owners

