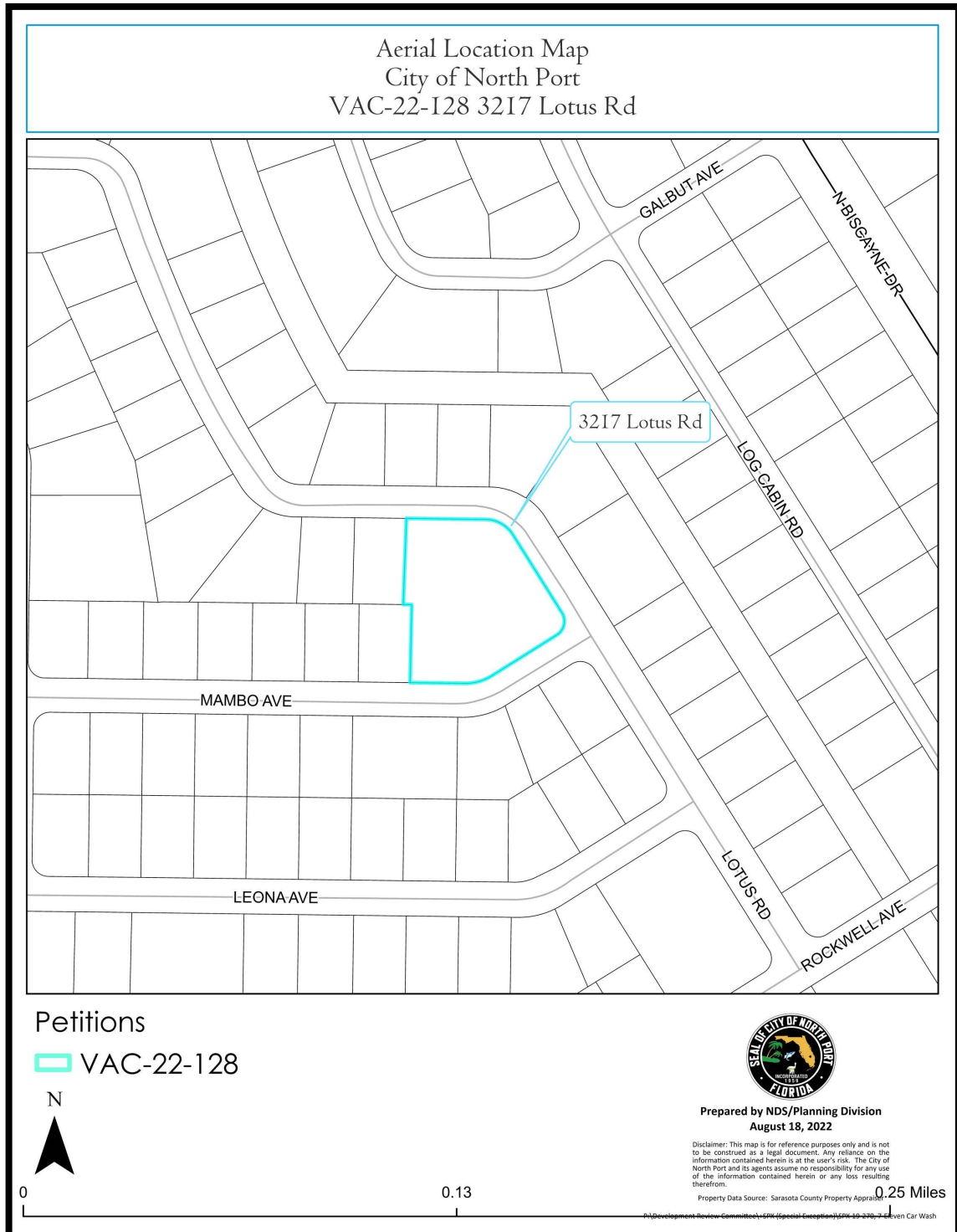




# I. BACKGROUND

On June 20, 2022, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of a portion of the platted rear 10-foot Utility and Drainage Easement located on lot 18 Block 1310, 26TH Addition to Port Charlotte Subdivision. The applicant is requesting to vacate a portion of the platted rear 10-foot easements, measuring approximately 719 square feet, so that an existing carport may remain in place. The subject property is zoned Residential Single-Family (RSF-2) with a Future Land Use designation of Low Density Residential.



## II. PROJECT SUMMARY

Lindsay R. Rich, Esq. on behalf of Alicia and Clifford Charbonneau, the property owners, is requesting a vacation of a portion of the platted rear 10-foot Utility and Drainage Easement on lot 18. The subject property includes four lots, lots 16, 17, 18, and 19. Lots 18 and 19 have been combined with a unity of title into one building site. The property has a single-family home, pool, and carport. Initially the applicant requested that 750 square feet of the rear easement be vacated. After receiving the responses from Florida Power and Light (FPL) and Comcast, that the utility pole must remain, the applicant revised their request so that the portion of the easement where the utility pole is located will remain.

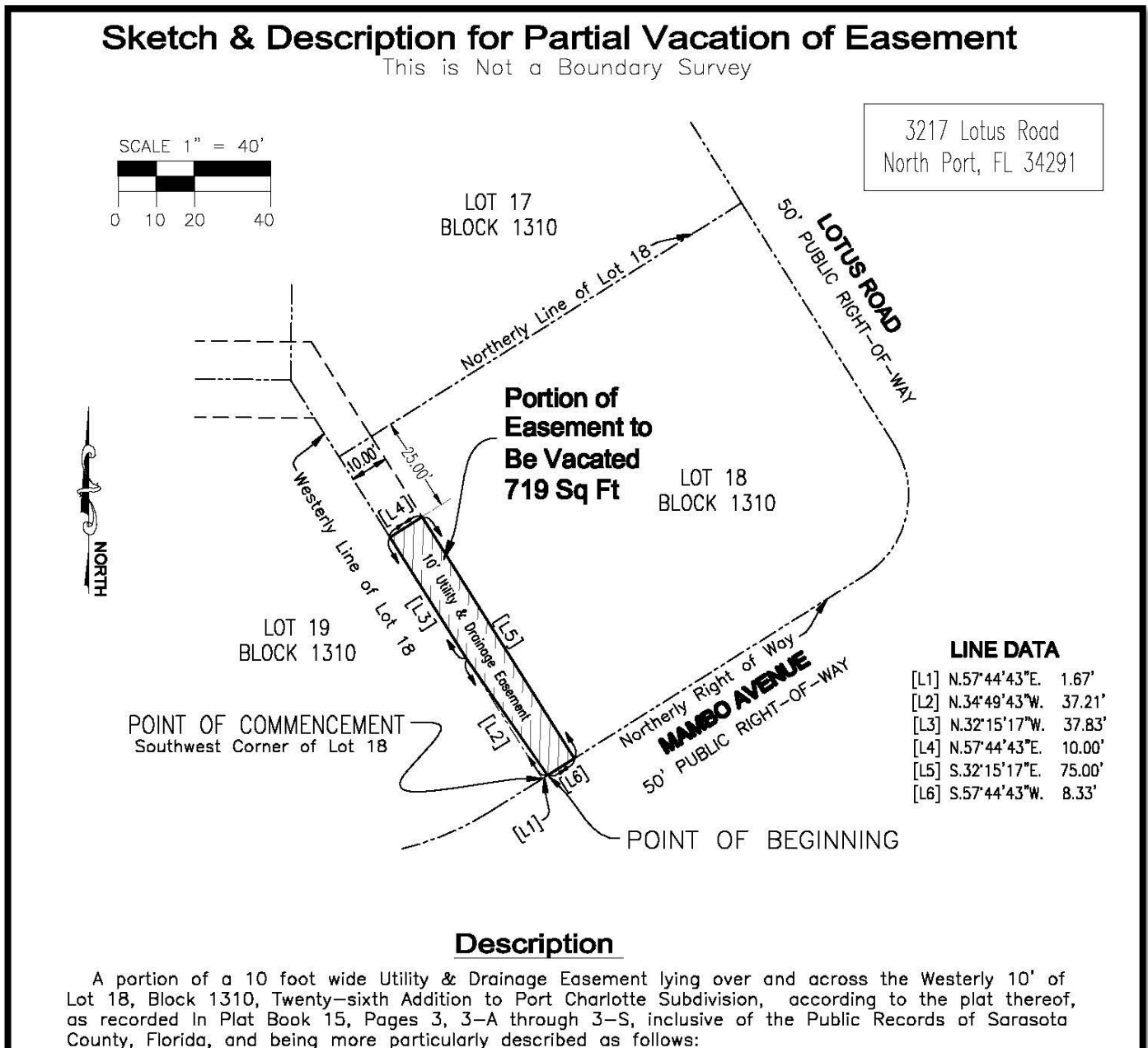


Figure 1—Sketch of easements to be vacated

### III. REVIEW PROCESS

#### STAFF REVIEW

The following agencies have reviewed the request to vacate a portion of the platted rear 10-foot Utility and Drainage Easements and through written response have granted their approval. (**Exhibit B—Notification to Utility agencies and responses**).

Utility Agency	Response
Amerigas	No objection
Comcast/Truenet Communications	Is granted with a condition
Florida Power and Light	Is granted with a condition
Frontier	Is granted
North Port Fire/Rescue	Is granted
North Port Public Works	Is granted
North Port Utilities	Is granted

Based on the responses received, the request to vacate a portion of the rear 10-foot Utility and Drainage Easement meets the following:

1. It is a vacation of a public easement.
2. The easement is not needed to provide City service to any property.
3. No public utilities or City facilities are located or planned to be located in the area.
4. The easement is not necessary to any logical extension of public utility service, sanitary sewer service, drainage or other City services to any property in the future, or an alternate and equally acceptable easement of such extension has been dedicated to the City.

#### CITY ATTORNEY REVIEW

The City Attorney has reviewed the accompanying Resolution 2022-R-60 as to form and correctness.

### IV. DATA AND ANALYSIS

#### FLORIDA STATUTES CHAPTER 177

#### FLORIDA STATUTES CHAPTER 177

Chapter 177 of the Florida Statutes provides requirements that regulate and control the platting of lands. Furthermore, Chapter 177.101 of the Florida Statutes lists the actions needed in making an application for vacation of plats either in whole or in part. The individual requesting a partial vacation of plat must give notice of their

intention to apply to the governing body to vacate the plat by publishing a legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of said publication, together with proof that taxes have been paid.

Findings & Conclusion: The warranty deed provided to the City as a part of the application established that the applicant owns the fee simple title of the subject property. Based on staff review (detailed as a part of Section III of this document), as well as the due-diligence correspondence with Utility agencies, it is determined that this vacation of the platted rear Drainage and Utility Easement does not affect the ownership or right of convenient access of persons owning any other parts of the subdivision. The property owners filed a notice of intent to petition the City of North Port to vacate a portion of the rear Utility and Drainage Easement by publishing a legal notice in the Herald-Tribune newspaper on April 30, 2022 and May 7, 2022 (**Exhibit C—Notice of Intent**). Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of platted rear Utility and Drainage Easement, a Publisher’s Affidavit, certification that taxes have been paid, and all other requisite documents (**Exhibit D— Certification that all applicable taxes have been paid**). All documents are determined to be consistent with the requirements of Florida Statutes 177.101.

**ULDC**  
**CHAPTER 53**

**CHAPTER 53 ZONING REGULATIONS**

The Unified Land Development Code (ULDC) contains regulations that govern the development and land use within the incorporated area of the City of North Port, Florida. Chapter 53 of the ULDC, Part 4. Administrative Provisions, Article XXVIII. Administration and Enforcement, Sec. 53-267.D. allows for a vacation of platted easements provided that platted easements shall be vacated in accordance with Florida Statutes Chapter 177.

Findings & Conclusion: Staff reviewed the Petition VAC-22-128 relative to ULDC Chapter 53 Zoning Regulations. Under the provisions in Florida Statutes Chapter 177.101, the property owners did file a notice of intent to apply to the City of North Port Planning & Zoning Division for two weekly issues on April 30, 2022, and May 7, 2022. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of a portion of the platted rear Utility and Drainage Easement, a Publisher’s Affidavit, certification that taxes have been paid, and all requisite documents.

Staff concludes that the proposed Petition VAC-22-128 is consistent with Chapter 53 of the ULDC.

## IV. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Resolution No. 2022-R-60.

## V. ALTERNATIVE ACTIONS

City Commission may deny Resolution No. 2022-R-60. If alternative action is taken, new findings will be required. Additionally, the property owners, or their contractor, would need to resubmit the required documentation for the outstanding building permits depicting the proposed improvements outside of the platted easements.

## VI. PUBLIC HEARING SCHEDULE

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	September 1, 2022 9:00 AM or as soon thereafter
<b>City Commission Public Hearing</b>	September 27, 2022 6:00 PM or as soon thereafter

## VII. EXHIBITS

<b>A.</b>	Warranty Deed and Affidavit
<b>B.</b>	Notification to Utility Agencies and Responses
<b>C.</b>	Notice of Intent
<b>D.</b>	Certification that all applicable taxes have been paid

Prepared By and Return To:  
Clifford Charbonneau  
3217 Lotus Rd.  
North Port, FL 34291

5/20/2015 8:53 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

Parcel ID.: 0971131018

SIMPLIFILE

Receipt # 1862949

QUIT CLAIM DEED

THIS DEED, made this 24 day of April, 2015, by Clifford Charbonneau, a married ~~whose homestead address is 3217 Lotus Rd. North Port, Florida 34291~~ hereinafter "Grantor(s)" and party of the first part to Clifford Charbonneau and Alicia S. Charbonneau, Husband and Wife whose homestead address is 3217 Lotus Road, North Port, FL 34291, hereinafter "Grantee(s)" and party of the second part.

Doc Stamp Deed: \$0.70

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 DOLLARS in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota County, State of Florida, to-wit:

Lots 17, 18 and 19, Block 1310, Twenty-Sixth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: Maureen Belfiore

Printed Name: Maureen Belfiore

Witness Signature: [Signature]

Printer Name: Anthony Sanchez

[Signature]  
Clifford Charbonneau

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 24 day of April, 2015 by Clifford Charbonneau who are/is personally known to me or has/have produced Drivers License as identification.

SEAL:

Maureen Belfiore  
Printed Name:  
Notary Public



# AFFIDAVIT

I (the undersigned), Lindsay R. Rich 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 24<sup>th</sup> day of May, 20 22

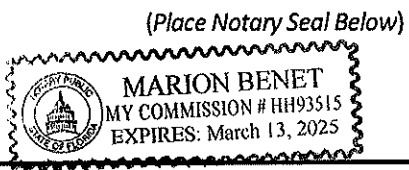
*Lindsay R. Rich*  
Signature of Applicant or Authorized Agent

Lindsay R. Rich  
Print Name and Title

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 24<sup>th</sup> day of May, 20 22, by Lindsay R. Rich who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
Signature - Notary Public



## AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I, Clifford and Alicia S. Charbonneau, property owner, hereby authorize Lindsay R. Rich to act as Agent on our behalf to apply

for this application on the property described as (legal description) Lots 16, 17, 18 and 19, Block 1310, Twenty Sixth Addition to Port Charlotte Subdivision, Plat Book 15, pages 3, 3A-3S, Public Records of Sarasota County, Florida.

*[Signature]*  
Owner

4/26/22 4/26/22  
Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 26 day of April, 20 22, by Clifford and Alicia S. Charbonneau who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
Signature - Notary Public







City of North Port
PLANNING DIVISION
Neighborhood Development Services
4970 City Hall Boulevard
North Port, FL 34286
Office: 941.429.7229
Fax: 941.429.7154



VACATION OF EASEMENT

DATE: 07/01/2022

PETITION NO: VAC-22-128

TO:

North Port Public Works
Amerigas
Florida Power and Light
Planning & Zoning

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 17, 18, 19, Block 1310, of the 26th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 3, 3A-3S, of the Public Records of Sarasota County, Florida, also known as street address: 3217 Lotus Road 34291.

The vacation of the easement (Please check the appropriate response)

[ ] Is Granted [ ] Is not Granted [x] Is Granted with Conditions

If vacation of easement is not granted or conditions apply, please state below:

FPL pole in R/W between lots 18 and 19 must remain to service this address.

Please respond by July 15, 2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Kevin Murphy Digitally signed by Kevin Murphy Date: 2022.07.05 14:55:55 -04'00'

Signature
941-356-1489
Phone No.

7/5/22

Date
Comcast
Name of Utility

Please email responses to shudson@cityofnorthport.com

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

If you received this in error or do not receive all the pages, please contact the Planning Division at 941.429.7156



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VACATION OF EASEMENT

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Amerigas
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The vacation of the easement (Please check the appropriate response)

[checked] Is Granted [ ] Is not Granted [ ] Is Granted with Conditions

If vacation of easement is not granted or conditions apply, please state below:

Please respond by July 15, 2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Peter J. Marietti III Digitally signed by Peter J. Marietti III
Date: 2022.07.06 17:16:28 -04'00'

Signature
941.240.8180

Phone No.

7/6/2022

Date

North Port Fire Rescue District

Name of Utility

Please email responses to shudson@cityofnorthport.com

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VACATION OF EASEMENT

DATE: 07/01/2022

PETITION NO: VAC-22-128

TO:

North Port Public Works
Amerigas
Florida Power and Light
Planning & Zoning

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 17,18, 19, Block 1310, of the 26th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 3, 3A-3S, of the Public Records of Sarasota County, Florida, also known as street address: 3217 Lotus Road 34291.

The vacation of the easement (Please check the appropriate response)

[ ] Is Granted

[ ] Is not Granted

[x] Is Granted with Conditions

If vacation of easement is not granted or conditions apply, please state below:

Currently installed pole in Right of way will not be relocated.

Please respond by July 15, 2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Signature [Handwritten Signature]

Date 7/5/2022

Phone No. (941) 220-9734

Name of Utility Florida Power & Light

Please email responses to shudson@cityofnorthport.com

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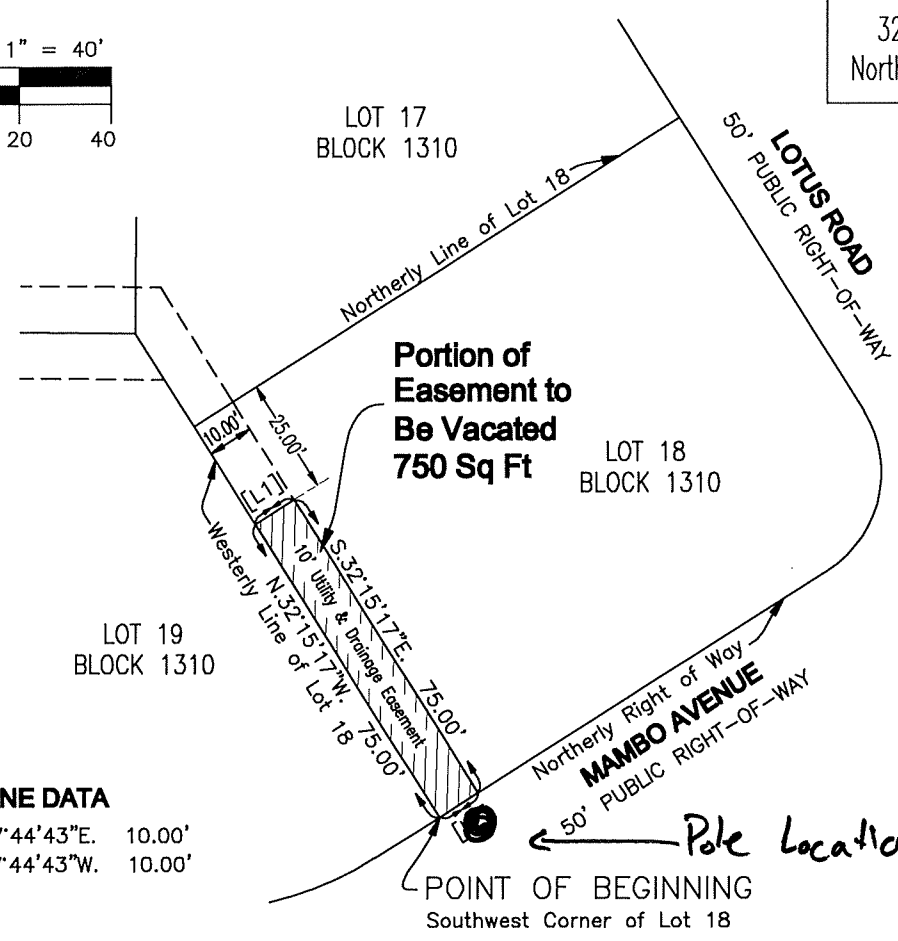
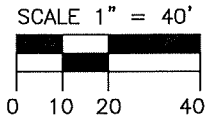
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**Exhibit B**

**Sketch & Description for Partial Vacation of Easement**

This is Not a Boundary Survey

3217 Lotus Road  
North Port, FL 34291



**LINE DATA**

- [L1] N.57°44'43"E. 10.00'
- [L2] S.57°44'43"W. 10.00'

**Description**

A portion of a 10 foot wide Utility & Drainage Easement lying over and across the Westerly 10' of Lot 18, Block 1310, Twenty-six Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Pages 3, 3-A through 3-S, inclusive of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 18; thence N.32°15'17"W. along the Westerly line of said Lot 18, a distance of 75.00'; thence N.57°44'43"E., along a line being 25.00' Southerly of and parallel with the Northerly line of said Lot 18, a distance of 10.00'; thence, S.32°15'17"E. along a line being 10.00' Easterly of and parallel with said Westerly line of Lot 18, a distance of 75.00' to the intersection with the Northerly Right of Way Line of Mambo Avenue (a 50' wide Public Right of Way); thence, S.57°44'43"W, along said Northerly Right of Way Line, a distance of 10.00' to the Point Beginning, and containing 750 Square Feet, More or Less.



David  
Shremshock

Digitally signed by  
David Shremshock  
Date: 2022.06.18  
18:29:07 -04'00'  
6/18/22

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DAVID B. SHREMSHOCK  
Registered Surveyor and Mapper  
#5637 State of Florida

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHREMSHOCK SURVEYING, INC. LB #7747

**Shremshock Surveying, Inc.**

Land Surveyors  
5265 Alametos Terr.  
North Port, Florida 34288  
ph. (941) 423-8875 fax (941) 423-4365  
e-mail: shremshocksurveying@comcast.net



City of North Port
PLANNING DIVISION
Neighborhood Development Services
4970 City Hall Boulevard
North Port, FL 34286
Office: 941.429.7229
Fax: 941.429.7154



VACATION OF EASEMENT

DATE: 07/01/2022

PETITION NO: VAC-22-128

TO:

North Port Public Works
Amerigas
Florida Power and Light
Planning & Zoning

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 17, 18, 19, Block 1310, of the 26th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 3, 3A-3S, of the Public Records of Sarasota County, Florida, also known as street address: 3217 Lotus Road 34291.

The vacation of the easement (Please check the appropriate response)

[X] Is Granted [ ] Is not Granted [ ] Is Granted with Conditions

If vacation of easement is not granted or conditions apply, please state below:

Please respond by July 15, 2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Stephen Waidley Digitally signed by Stephen Waidley
Date: 2022.07.05 07:34:49 -04'00'

Signature

(941) 266-9218

Phone No.

7/5/2022

Date

Frontier Florida LLC

Name of Utility

Please email responses to shudson@cityofnorthport.com

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VACATION OF EASEMENT

DATE: 07/01/2022

PETITION NO: VAC-22-128

TO:

North Port Public Works
Amerigas
Florida Power and Light
Planning & Zoning

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 17, 18, 19, Block 1310, of the 26th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 3, 3A-3S, of the Public Records of Sarasota County, Florida, also known as street address: 3217 Lotus Road 34291.

The vacation of the easement (Please check the appropriate response)

Is Granted (checked), Is not Granted, Is Granted with Conditions

If vacation of easement is not granted or conditions apply, please state below:

Please respond by July 15, 2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Anthony C. Payne Digitally signed by Anthony C. Payne Date: 2022.07.05 09:33:32 -04'00'

Signature

7/5/2022

Date

NPPW

Name of Utility

Phone No.

Please email responses to shudson@cityofnorthport.com

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**Exhibit B**

**From:** [Darrell Smith](#)  
**To:** [Sam Hudson](#); [REVIEWERS ROE VAR VAC](#)  
**Subject:** RE: Review of VAC-22-128 Lotus Rd  
**Date:** Wednesday, July 6, 2022 8:20:46 AM

---

Sam  
Utilities approves

---

**From:** Sam Hudson <[shudson@cityofnorthport.com](mailto:shudson@cityofnorthport.com)>  
**Sent:** Friday, July 1, 2022 4:01 PM  
**To:** REVIEWERS ROE VAR VAC <[REVIEWERSROEVARVAC@cityofnorthport.com](mailto:REVIEWERSROEVARVAC@cityofnorthport.com)>  
**Subject:** Review of VAC-22-128 Lotus Rd

Dear Reviewers,

Please review this request to vacate a portion of the rear 10-foot maintenance easements for the property at Lotus Road regarding 0971131018 .

Displayed on the attached pdf named VOE is a sketch & description showing the easements petitioned to be vacated. Don't hesitate to reach out if you have questions.

Please complete the attached VAC Utility Review Form on whether the request is granted, not granted, or granted with conditions. Please reply with your completed document to me via email at [shudson@cityofnorthport.com](mailto:shudson@cityofnorthport.com) no later than July 15, 2022.

Thank you and have a nice day,

**Sam Hudson**

Planner I  
Planning & Zoning Division  
4970 City Hall Boulevard  
North Port, FL 34286  
941.429.7022

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

First American  
Ste. 1150  
First American  
7650 W Courtney Campbell CSWY  
Tampa FL 33607-1462

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

04/30/2022, 05/07/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 05/07/2022

## NOTICE OF INTENT CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA TO WHOM IT MAY CONCERN:

Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes, that Lindsay R. Rich, Esq. on behalf of Clifford and Alicia Charbonneau, the property owners, intends to petition the City of North Port to vacate a portion of 10-foot platted rear drainage and utility easement located on Lots 17, 18, and 19, Block 1310, Twenty-Sixth Addition to Port Charlotte Subdivision, according to the Plate thereof, recorded in Plat Book 15, Page(s) 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

Published: 4/30/22, 5/7/22 (7217324)

*Lana Kanitz*

Legal Clerk

*Kathleen Allen*

Notary, State of WI, County of Brown

*1-7-25*

My commission expires

Publication Cost: \$110.00  
Order No: 7217324 # of Copies:  
Customer No: 507240 1  
PO #: Charbonneau

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KATHLEEN ALLEN  
Notary Public  
State of Wisconsin



**Exhibit D to Resolution No. 2022-R-60****Barbara Ford-Coates**

Ad Valorem Taxes and Non-Ad Valorem Assessments

**Sarasota County Tax Collector**

REAL ESTATE 2021 222835

Account Number	Payor	Exemptions	Taxable Value	Millage Code
0971131018	940184	see below	see below	0500

CHARBONNEAU CLIFFORD  
 CHARBONNEAU ALICIA S  
 3217 LOTUS RD  
 NORTH PORT FL 34291-7026

3217 LOTUS RD LOTS 17, 18 & 19, BLK  
 1310, 26TH ADD TO PORT CHARLOTTE

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2232	132,389	50,000	\$82,389	\$265.56
Mosquito Control	0.0510	132,389	50,000	\$82,389	\$4.20
Sarasota Co. Hospital Dist.	1.0420	132,389	50,000	\$82,389	\$85.85
West Coast Inland Navigation	0.0394	132,389	50,000	\$82,389	\$3.25
SW FL Water Management Dist.	0.2535	132,389	50,000	\$82,389	\$20.89
Bonds-Debt Service	0.1170	132,389	50,000	\$82,389	\$9.64
Sarasota Co. Legacy Trl	0.0649	132,389	50,000	\$82,389	\$5.35
Sarasota School Board					
School Board - State	3.4610	132,389	25,000	\$107,389	\$371.67
School Board - Local	3.2480	132,389	25,000	\$107,389	\$348.80
City of North Port	3.7667	132,389	50,000	\$82,389	\$310.33
<b>Total Millage</b>	<b>15.2667</b>		<b>Total Taxes</b>		<b>\$1,425.54</b>

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
F093	North Port Fire & Rescue	\$317.47
G071	North Port Solid Waste	\$250.00
R097	North Port Road & Drainage	\$173.28
R197	North Port R&D Capital Improve	\$46.00
<b>Total Assessments</b>		<b>\$786.75</b>
<b>Taxes &amp; Assessments</b>		<b>\$2,212.29</b>

**Mailing address:**  
 Sarasota County Tax Collector  
 Barbara Ford-Coates  
 101 S. Washington Blvd.  
 Sarasota, FL 34236



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**Tax Record**



Owner Name  
 2 of 16

**Details**

Last Update: 4/25/2022 1:21:57 PM EDT

Register for eBill

**Tax Record**

- » Print View
- Legal Description
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**
- Property Info
- Address Change

**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

**Searches**

- Account Number
- Mailing Address
- Owner Name**
- Property Address

**Site Functions**

- Property Taxes**
- Business Tax
- Contact Us
- Home
- Property Appraiser
- Tax Track Login
- Welcome

Account Number	0971131018	Type Tax	REAL ESTATE	Tax Year	2021
Mailing Address	CHARBONNEAU CLIFFORD CHARBONNEAU ALICIA S 3217 LOTUS RD NORTH PORT FL 34291-7026	Property Address	3217 LOTUS RD 005	Old Account Number	0971-13-1018
Base Exempt Amount	see below	Taxable Value	see below		
Exemption Detail	HX 25000 H2 25000	Millage Code	0500	Escrow Code	940184
Legal Description	3217 LOTUS RD LOTS 17, 18 & 19, BLK 1310, 26TH ADD TO PORT CHARLOTTE				
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2232	132,389	50,000	\$82,389	\$265.56
Mosquito Control	0.0510	132,389	50,000	\$82,389	\$4.20
Sarasota Co. Hospital Dist.	1.0420	132,389	50,000	\$82,389	\$85.85
West Coast Inland Navigation	0.0394	132,389	50,000	\$82,389	\$3.25
SW FL Water Management Dist.	0.2535	132,389	50,000	\$82,389	\$20.89
Bonds-Debt Service	0.1170	132,389	50,000	\$82,389	\$9.64
Sarasota Co. Legacy Trl	0.0649	132,389	50,000	\$82,389	\$5.35
Sarasota School Board					
School Board - State	3.4610	132,389	25,000	\$107,389	\$371.67
School Board - Local	3.2480	132,389	25,000	\$107,389	\$348.80
City of North Port	3.7667	132,389	50,000	\$82,389	\$310.33
<b>Total Millage</b>	<b>15.2667</b>	<b>Total Taxes</b>		<b>\$1,425.54</b>	
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
F093	North Port Fire & Rescue	\$317.47			
G071	North Port Solid Waste	\$250.00			
R097	North Port Road & Drainage	\$173.28			
R197	North Port R&D Capital Improve	\$46.00			
<b>Total Assessments</b>				<b>\$786.75</b>	
<b>Taxes &amp; Assessments</b>				<b>\$2,212.29</b>	
<b>If Paid By</b>				<b>Amount Due</b>	
				<b>\$0.00</b>	

Date Paid	Transaction	Receipt	Rem	Amount Paid
11/30/2021	PAYMENT	9072344.0001	2021	\$2,123.80

Prior Year Taxes Due

NO DELINQUENT TAXES

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