

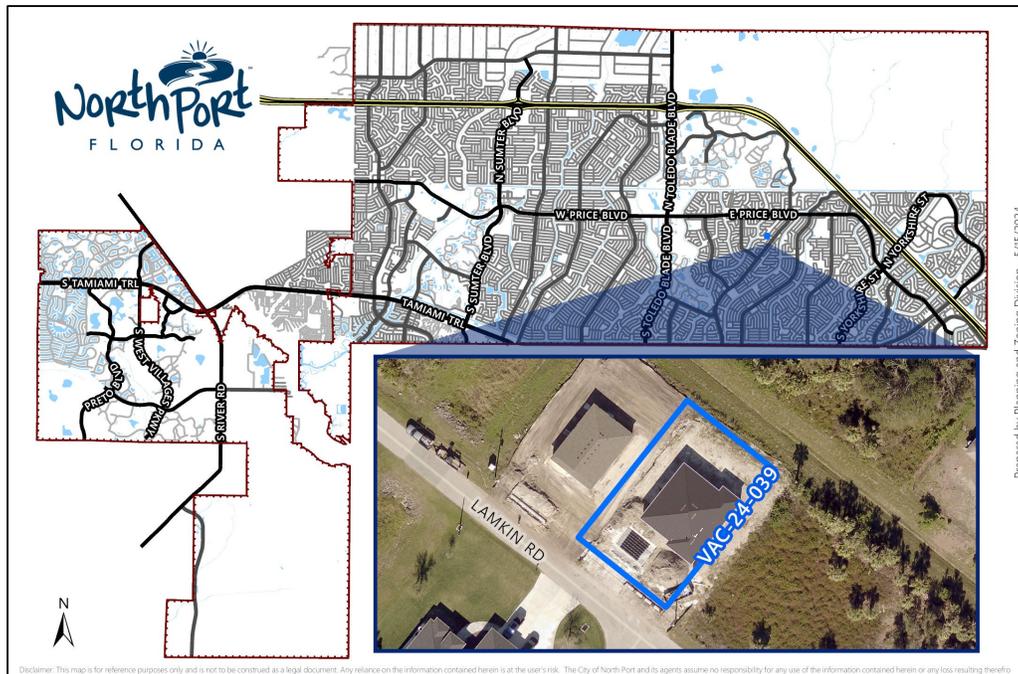


2790 Lamkin Road

Vacation of a Portion of the Platted Rear Easement
(Petition VAC-24-039), Resolution No. 2024-R-29

STAFF REPORT

- From:** David Brown, Planner I
- Thru:** Hank Flores, AICP, CFM, Planning and Zoning Manager
- Thru:** Lori Barnes, AICP, CPM, Assistant Director Development Services
- Thru:** Alaina Ray, AICP, Development Services Director
- Thru:** Jason Yarborough, ICMA-CM, Deputy City Manager
- Thru:** A. Jerome Fletcher III, ICMA-CM, MPA, City Manager
- Date:** July 11, 2024



PROJECT:	2790 Lamkin Road partial vacation of the platted rear easement, VAC-24-039
REQUEST:	Vacate a portion of the rear maintenance easement in order to construct an in-ground swimming pool and pool cage
APPLICANTS:	Christopher and Leann Silva (Exhibit A—Affidavit)
OWNERS:	Christopher and Leann Silva (Exhibit A—Warranty Deed)
LOCATION:	PID: 1120-16-0402
PROPERTY SIZE:	± 0.23 Acre (10,000 square feet)
ZONING:	Residential Single Family 2 (RSF-2)

I. BACKGROUND

On March 4, 2024, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of a portion of the platted rear 20-foot maintenance easement located on Lot 2, Block 1604 of the 32nd Addition to the Port Charlotte Subdivision. The purpose of this vacation request is to construct an in-ground swimming pool and enclosure. The area to be vacated encompasses approximately 480 square feet. The subject property is zoned Residential Single Family 2 (RSF-2) with a Future Land Use designation of Low Density Residential.

II. PROJECT SUMMARY

Christopher and Leann Silva are requesting a vacation of a ±480 square foot portion of the platted rear 20-foot maintenance easement on Lot 2 to allow for construction of an inground swimming pool and cage.

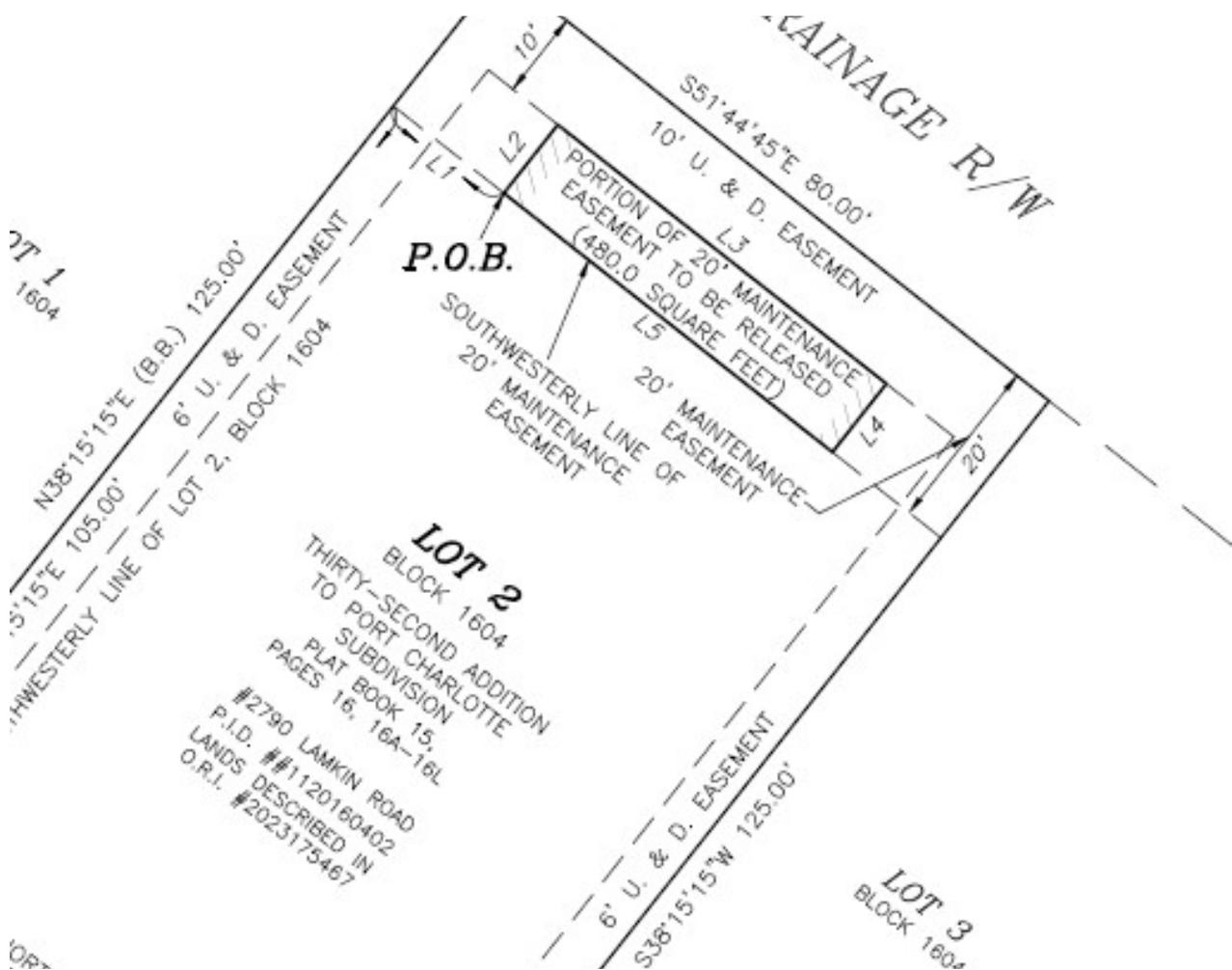


Figure 1—Sketch and description of easements to be vacated

III. REVIEW PROCESS

STAFF REVIEW

The following agencies have reviewed the request to vacate a portion of the platted rear 20-foot maintenance easement and through written response have granted their approval. (**Exhibit B—Notification to Utility agencies and responses**).

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

Please note that if no written response is received then it is assumed that the utility agency has no objection.

Based on the responses received, the request to vacate the rear 20-foot drainage maintenance 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 2024-R-29 as to form and correctness.

IV. DATA AND ANALYSIS

FLORIDA STATUTES

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 and affidavit provided to the City as a part of the application established that the property owners own the fee simple title of the subject property, and have authorized the applicant to file the subject application. 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 maintenance easement does not affect the ownership or right of convenient access of persons owning any other parts of the subdivision. The applicant filed a notice of intent to petition the City of North Port to vacate a portion of the rear utility easement by publishing a legal notice in the North Port Sun newspaper on April 22, 2024, and April 29, 2024 (**Exhibit C—Notice of Intent**). Additionally, the applicant has provided to the City of North Port Planning and Zoning Division, an application to request a partial vacation of platted rear maintenance 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**).

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-24-039 relative to ULDC Chapter 53 Zoning Regulations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the applicant did file a notice of intent to apply to the City of North Port Planning & Zoning Division for two weekly issues on April 22, 2024 and April 29, 2024. Additionally, the applicant provided to the City of North Port Planning and Zoning Division, an application to request a

vacation of the platted rear maintenance easement, a Publisher's Affidavit, certification that taxes have been paid, and all requisite documents.

Staff concludes that the proposed Petition VAC-24-039 is consistent with Chapter 53 of the ULDC.

V. RECOMMENDED MOTION

PLANNING & ZONING ADVISORY BOARD

MOTION TO APPROVE: I move to recommend approval to the City Commission of Resolution No. 2024-R-29, as presented.

CITY COMMISSION

MOTION TO APPROVE: I move to approve Resolution No. 2024-R-29, as presented.

VI. ALTERNATIVE MOTIONS

PLANNING & ZONING ADVISORY BOARD

MOTION TO DENY: I move to recommend denial to the City Commission of Resolution No. 2024-R-29

CITY COMMISSION

MOTION TO DENY: I move to deny Resolution No. 2024-R-29

VII. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	July 11, 2024 9:00 AM or as soon thereafter
City Commission Public Hearing	September 10, 2024 10:00 AM or as soon thereafter

VIII. EXHIBITS

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

Prepared by
Florida Title One, LLC
23 Colorado Road
Lehigh Acres, FL 33936
(239) 369-3006

Return to: GRANTEE

File No.: 2023-00448

Consideration: 350,000.00
Mortgage Amount: 308,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023175467 4 PG(S)
November 22, 2023 03:58:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,450.00


WARRANTY DEED

This indenture made on 11/20/2023 A.D., by

MarDon Construction Management, Inc., a North Carolina Corporation

whose address is: 240 Cherokee St. NE , Marietta, GA 30060
hereinafter called the "grantor", to

Christopher Ignacio Silva and Leann Karina Silva, husband and wife

whose address is: 2790 Lamkin Rd. , North Port, FL 34288
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the 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**, to-wit:

Lot 2, Block 1604, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Pages 16 and 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1120160402, 1120-16-0402

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor Grantor's spouse or any person(s) for whose support the Grantor is responsible resides on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

MarDon Construction Management, Inc., a North Carolina corporation

(X) Jeri Pastrana
Jeri Pastrana, Authorized Signor

[CORPORATE SEAL]

Signed, sealed and delivered in our presence:

(X) [Signature]
Witness Signature # 1

(X) [Signature]
Witness Signature # 2

Print Name: Jennifer Morrison

Print Name: Jonathan M. Clemons

State of Tennessee

County of Rutherford

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or online notarization, on 11/17/2023, by Jeri Pastrana, Authorized Signor of and on behalf of MarDon Construction Management, Inc., a North Carolina Corporation who is personally known to me or has produced a valid driver's license as identification.



(X) [Signature]
NOTARY PUBLIC

Jonathan M. Clemons
Notary Print Name

My Commission Expires: 9/20/2025

Drawn by & Return to: Moore & Alphin, PLLC
3733 National Dr., Ste 100
Raleigh, NC 27612

**RESOLUTION OF THE DIRECTOR OF
MARDON CONSTRUCTION MANAGEMENT, INC.**

The undersigned, being the sole director of **MARDON CONSTRUCTION MANAGEMENT, INC.**, a North Carolina corporation (the "Company"), certify that:

1. They have appointed **Jeri Pastrana** as an Authorized Signatory of the Company;
and

2. They have delegated to the said Authorized Signatory the power and authority to sign, as Authorized Signatory, on behalf of and in the name of the Company all documents necessary to enable the Company to conduct the Company's business, which business is purchase, construction and sale of single-family residential homes (attached and detached), which power and authority includes specifically, but without limitation, the power and authority to sign:

(a) Settlement Statements any other required to be signed or usually signed by a Seller in connection with the closing of the purchase of single-family residential lots;

(b) applications, petitions, requests, subdivision plats and maps, development agreements, easements, restrictive covenants, and other documents that are relevant or incident to development of real property and/or to construction and sale of single family homes and including, without limitation, documents necessary for the Company to obtain all necessary licenses to conduct its business;

(c) contracts for the sale of residential building lots and homes constructed, or to be constructed thereon;

(d) contracts for labor, materials and services necessary for the construction and sale of single-family homes and the operation of the Company's business including, without limitation, agreements with Real Estate Brokers for the sale of the Company's properties;

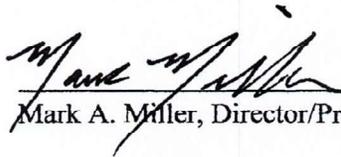
(e) warranty deeds conveying a lot and the improvements thereon owned by the Company to a third-party purchaser pursuant to a written contract (but not the right to sign deeds conveying unimproved property);

(f) loan documents for the purchase of single-family residential dwellings, including but not limited to, promissory notes, deeds of trust, etc.; and

(g) Settlement Statements and any other documents required to be signed or usually signed by a Seller in connection with the closing of the sale of single-family residential property.

The powers and authority delegated herein shall continue in effect until revoked.

IN WITNESS WHEREOF, the undersigned, being the sole director of the Company, has signed this Resolution as of the date set forth in the notary acknowledgment below.

 (Seal)
Mark A. Miller, Director/President

State of Georgia – County of Cherokee

I certify that the following persons personally appeared before me this day, each acknowledging to me that he signed the foregoing document for the purposes stated therein and in the capacity indicated:

Mark A. Miller.

Date: 8/19/2021

(Stamp or Seal)





Signature of Notary

Printed Name: Amy Marano

My commission expires: 7-11-2024

AFFIDAVIT

I (the undersigned), Christopher Silva 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.*

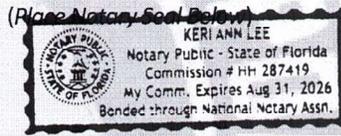
Sworn and subscribed before me this 4 day of March, 2024

[Signature] Christopher Silva
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF FL COUNTY OF Lee

The foregoing instrument was acknowledged by me this 4 day of March, 2024, by Christopher Silva who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I, _____, property owner, hereby authorize _____ to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

Owner _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

AFFIDAVIT

Exhibit A for VAC-24-039

I (the undersigned), Leann Silva 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 3rd day of MAY, 2024,

[Signature] Leann Silva
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 3rd day of MAY, 2024, by Leann Silva who is personally known to me or has produced Personally Known to me as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, _____, property owner, hereby authorize _____ to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

Owner _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

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: PETITION NO:

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, Block, of the to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book, Page, of the Public Records of Sarasota County, Florida, also known as street address:

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

- 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 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

Date

Phone No.

Name of Utility

Please email responses to

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



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: April 1, 2024

PETITION NO: VAC-24-039

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 2, Block 1604, of the 32nd to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 16, 16A-16L, of the Public Records of Sarasota County, Florida, also known as street address: 2790 Lamkin Road North Port, FL.

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 April 11, 2024 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: 2024.04.02 11:39:12 -04'00'

Signature
941.240.8180
Phone No.

April 2, 2024
Date
North Port Fire Rescue District
Name of Utility

Please email responses to dbrown@northportfl.gov

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VACATION OF EASEMENT

DATE: April 1, 2024

PETITION NO: VAC-24-039

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

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

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 April 11, 2024 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.

Christopher Plank Digitally signed by Christopher Plank Date: 2024.04.11 15:40:25 -04'00'

Signature
574-808-8943
Phone No.

4-11-2024

Date
Comcast
Name of Utility

Please email responses to dbrown@northportfl.gov

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VACATION OF EASEMENT

DATE: April 1, 2024

PETITION NO: VAC-24-039

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

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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 April 11, 2024 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 A. Waidley Digitally signed by Stephen A. Waidley Date: 2024.04.01 14:50:55 -04'00'

Signature

(941) 266-9218

Phone No.

4/1/2024

Date

Frontier Florida LLC

Name of Utility

Please email responses to dbrown@northportfl.gov

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VACATION OF EASEMENT

DATE: April 1, 2024

PETITION NO: VAC-24-039

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

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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 April 11, 2024 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.

[Handwritten Signature]

Signature

270 8021

Phone No.

04.02.24

Date

NP UTILITIES

Name of Utility

Please email responses to dbrown@northportfl.gov

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VACATION OF EASEMENT

DATE: April 1, 2024

PETITION NO: VAC-24-039

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:

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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 April 11, 2024 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
Signature

05/21/2024
Date

Phone No.

NPPW
Name of Utility

Please email responses to dbrown@northportfl.gov

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Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

Phone:(941) 206-1025 Email:legals@yoursun.com

April 19, 2024

- ADVERTISING RECEIPT -

CUSTOMER INFORMATION	
Account #:	395956
Name:	NOTICE OF ACTION
Address:	23170 HARBORVIEW RD PORT CHARLOTTE FL 33980
Telephone:	(941) 206-1028
Email:	

Publications:
Charlotte Sun (CS)
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 Christopher Ignacio Silva, the property owner, intends to petition the City of North Port to vacate a portion of the 20-foot platted rear drainage maintenance easement located on Lot 2, Block 1604, 32nd Addition to Port Charlotte subdivision, according to Port Charlotte subdivision, according to the plat thereof as recorded in plat 15, pages 2, 2A- 2Q, Public Records of the Sarasota County , Florida. All of the above lying and being in the city of North Port, Sarasota Cunt, Florida. We are requesting 10 feet from the 20 feet platted Maintenance easement. Publish: 04/22/24, 04/29/24 395956 3926334

AD INFORMATION	
Ad ID:	3926334
Run Dates:	04/22/24 to 04/29/24
Ad Size:	1 x 3.778
Total Ad Size:	3.778
Total Cost:	\$150.00
Description:	
Account Rep:	Legals
Email:	legals@yoursun.com

PAYMENTS

DATE	METHOD	CARD TYPE	LAST 4 DIGITS	EXPIRES	CHECK #	AMOUNT PAID
04/19/2024	CC	VISA	2416			\$150.00

Total Cost:	\$150.00
Paid Amount: -	\$150.00
Amount Due:	\$0.00

Thank you for advertising with us!

Sarasota County Tax Collector

generated on 3/4/2024 1:12:02 PM EST

Tax Record

Last Update: 3/4/2024 1:12:03 PM EST

Register for eBill

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.

Account Number	Type Tax	Tax Year			
1120160402	REAL ESTATE	2023			
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address SILVA CHRISTOPHER IGNACIO SILVA LEANN KARINA 2790 LAMKIN RD NORTH PORT FL 34288</td> <td style="width: 50%; border: none;">Property Address 2790 LAMKIN RD 005 Old Account Number 1120-16-0402</td> </tr> </table>			Mailing Address SILVA CHRISTOPHER IGNACIO SILVA LEANN KARINA 2790 LAMKIN RD NORTH PORT FL 34288	Property Address 2790 LAMKIN RD 005 Old Account Number 1120-16-0402	
Mailing Address SILVA CHRISTOPHER IGNACIO SILVA LEANN KARINA 2790 LAMKIN RD NORTH PORT FL 34288	Property Address 2790 LAMKIN RD 005 Old Account Number 1120-16-0402				
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	0500	N			
Legal Description 2790 LAMKIN RD LOT 2 BLK 1604 32ND ADD TO PORT CHARLOTTE					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	18,260	0	\$18,260	\$59.62
Bonds-Debt Service	0.0799	18,260	0	\$18,260	\$1.46
Sarasota Co. Legacy Trl	0.0469	18,260	0	\$18,260	\$0.86
Mosquito Control	0.0460	18,260	0	\$18,260	\$0.84
Sarasota Co. Hospital Dist.	1.0420	18,260	0	\$18,260	\$19.03
SW FL Water Management Dist.	0.2043	18,260	0	\$18,260	\$3.73
West Coast Inland Navigation	0.0394	18,260	0	\$18,260	\$0.72
Sarasota School Board					
School Board - State	2.9320	19,700	0	\$19,700	\$57.76
School Board - Local	3.2480	19,700	0	\$19,700	\$63.99
City of North Port	3.7667	18,260	0	\$18,260	\$68.78
Total Millage		14.6705	Total Taxes		\$276.79
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
F093	North Port Fire & Rescue				\$156.20
R097	North Port Road & Drainage				\$220.13
R197	North Port R&D Capital Improve				\$46.00
Total Assessments					\$422.33
Taxes & Assessments					\$699.12
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/28/2023	PAYMENT	5008758.0001	2023	\$671.16	