



Resolution 2021-R-47

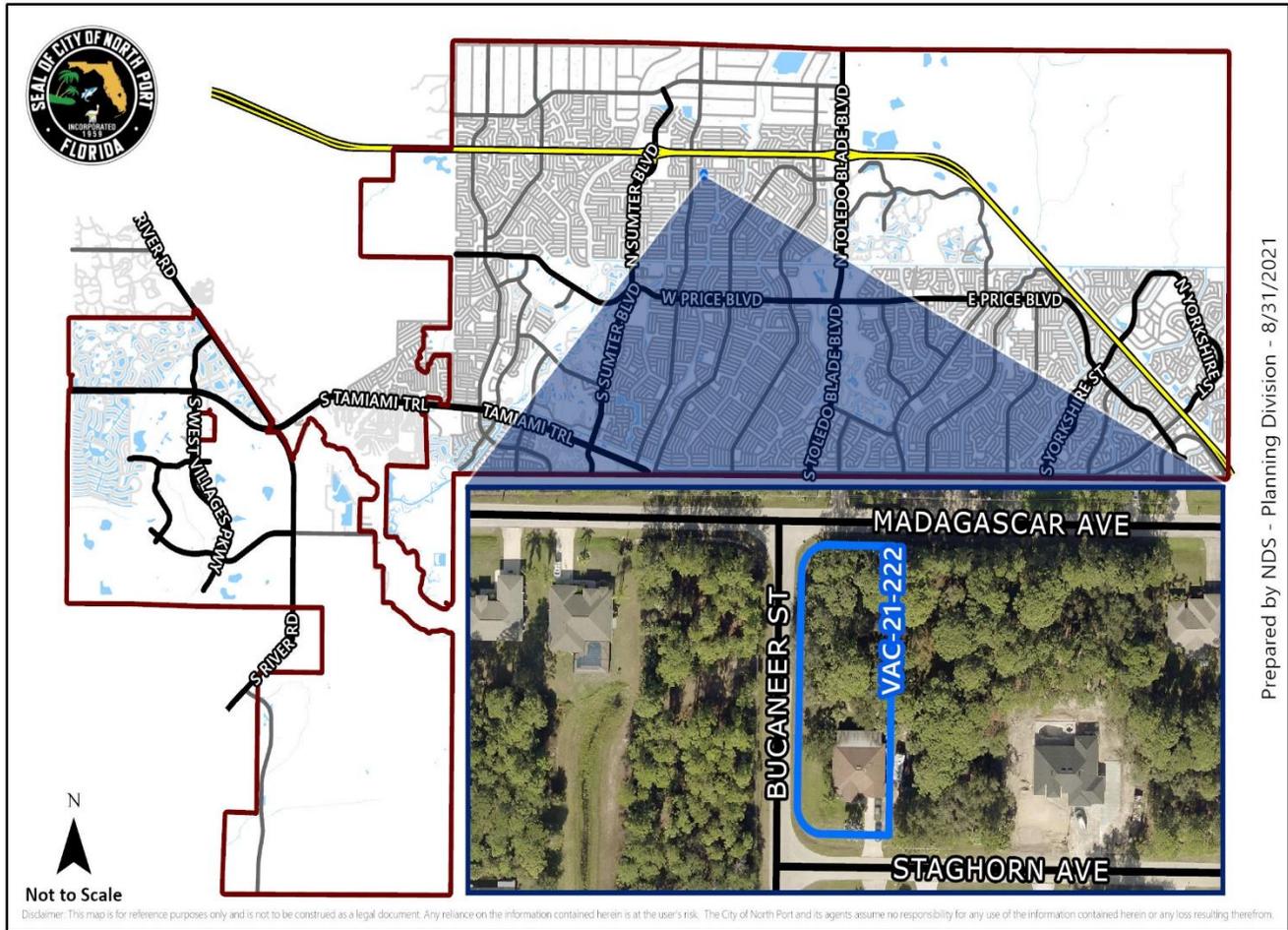
Staghorn, Vacation of Platted Rear Utility & Drainage Easements (VAC-21-222)

From: Alexander J. Bahorski, Planner I

Thru: Alison Christie, AICP, Interim Planning & Zoning Division Manager

Date: October 1, 2021

STAFF REPORT



PROJECT:	Petition to vacate platted rear easement.
REQUEST:	To vacate the platted rear (10) ten-foot utility and drainage easements to construct a private pool, pool deck, shed, and playground.
APPLICANT:	Robert C. Rizzo (Exhibit A -Warranty Deed and Affidavit).
OWNER:	Robert C. Rizzo
LOCATION:	3674 Staghorn Avenue, PID #0956069113
PROPERTY SIZE:	+/- .49 acres
ZONING:	Residential Single-Family District (RSF-2)

I. BACKGROUND

On July 15, 2021, the Planning and Zoning Division received an application petitioning the City of North Port to grant a vacation of the platted rear 10-foot utility and drainage easements located on lots 12 & 13, Block 691, Seventeenth Addition to Port Charlotte Subdivision. The purpose of the vacation request is to construct a private pool, pool deck, shed, and playground across portions of the rear easements. If the request is granted, approximately 1,630 square feet of easement will be vacated. The subject property is zoned Residential Single-Family (RSF-2) with a Future Land use designation of Low Density Residential.



II. PROJECT SUMMARY

The property owner, Robert C. Rizzo, is requesting a vacation of the platted rear 10-foot utility and drainage easements to construct a private pool, pool deck, shed, and playground in the center of two combined lots to be used as one building site.

The proposed placement of the pool will encroach substantially into portions of the rear 10-foot utility and drainage easements on lots 12 and 13, making it necessary to vacate these easements. The property currently contains the primary residence of said property owners and there are no other active building permits for the site.

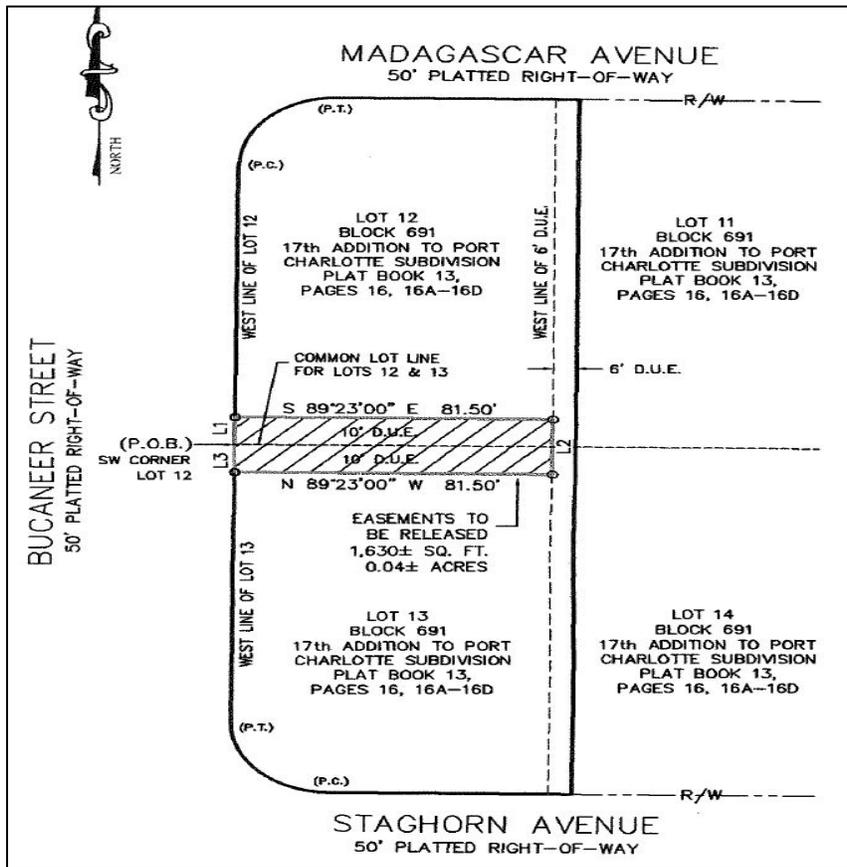


Figure 1-Sketch and description of easements to be vacated

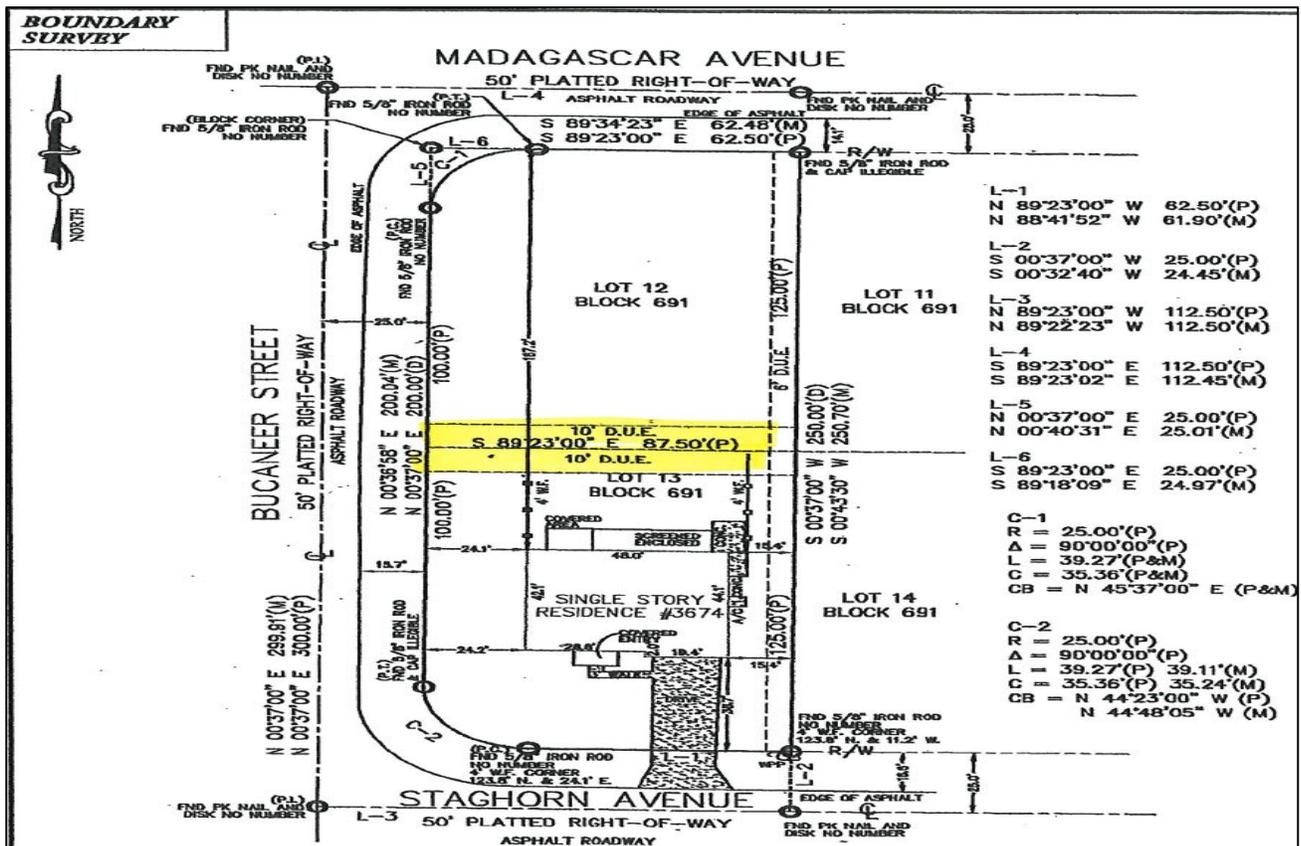


Figure 2-Site plan showing area to be vacated (Highlighted)

III. REVIEW PROCESS

STAFF REVIEW

The following agencies have reviewed the request to vacate the platted rear 10-foot utility and drainage easements and through written response have granted their approval. There were no issues or concerns raised regarding the request (**Exhibit B – Notification to Utility Agencies and Responses**).

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

Based on the responses received, the request to vacate the rear 10-foot utility and drainage easements 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.

The City Attorney has reviewed and approved the accompanying Resolution 2021-R-47 as to form and correctness.

IV. DATA & ANALYSIS

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 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 establishes 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 due-diligence correspondence with Utility agencies, it is also determined that the vacation of easements 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 apply to the City of North Port to vacate the plat by publishing a legal notice in the North Port Sun newspaper for two weekly issues on July 30, 2021 and August 6, 2021 (**Exhibit C**) and in addition, provided to the City of North Port Planning & Zoning Division an application to request a vacation of platted easements, proof of said publication, together with proof that taxes have been paid (**Exhibit D**).

Staff concludes that Petition VAC-21-222 is consistent with the Florida Statutes.

CHAPTER 53 ZONING REGULATIONS

The Unified Land Development Code (ULDC) contains regulations that govern the development and use of land within the incorporated area of the City of North Port, Florida. Chapter 53 of the ULDC, Part 4. Administrative Provisions, Article XXIII. Administration and Enforcement, Sec. 53-267D. 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-21-222 relative to ULDC Chapter 53 ZONING REGULATIONS. Pursuant to 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 to vacate the plat by publishing a legal notice in the North Port Sun newspaper for two weekly issues on July 30, 2021 and August 6, 2021 and in addition provided to the City of North Port Planning & Zoning Division an application to request a vacation of platted easements, proof of said publication, together with proof that taxes have been paid.

Staff concludes that the proposed Petition VAC-21-222 is consistent with Chapter 53 of the ULDC.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	October 21, 2021 9:00 a.m. or soon thereafter
City Commission Public Hearing	November 9, 2021 10:00 a.m. or soon thereafter

VI. RECOMMENDED ACTION

Approve Resolution 2021-R-47, Petition VAC-21-222.

VII. ALTERNATIVE ACTIONS

City Commission may deny Petition VAC-21-222. If that were the case, new findings would need to be written to support that recommendation. In addition, the property owners would be required to relocate the pool on the site where it would not encroach into the easements.

VIII. EXHIBITS

A.	Warranty Deed and Affidavit
B.	Notification to Utility Agencies and Responses
C.	Notice of Intent
D.	Proof that All Applicable Taxes Have Been Paid

Exhibit A

Prepared by:
Beverly Klante
Integrity Title Services, Inc.
4130 Woodmere Park Blvd, Suite 10
Venice, Florida 34293

File Number: 2020-1227

Property address:
Lot 12, Madagascar Ave, North Port, Florida 34286

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020148645 2 PG(S)
October 26, 2020 11:42:30 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$70.70



General Warranty Deed

Made this October 22, 2020 A.D. By **James E. Hoffmeister and Jane O. Hoffmeister**, Husband and Wife whose post office address is: 2824 Charlamagne Drive, Virginia Beach, FL 23451, hereinafter called the Grantor, to;

Robert C. Rizzo and Pamela M. Rizzo, Husband and Wife, whose post office address is: 3674 Staghorn Ave., North Port, Florida 34286, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10,070.00 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:

Lot 12, Block 691, 17TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof, as recorded in Plat Book 13, Page 16, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0956069112**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 31, 2020.

Exhibit A



SCHEDULE A

Name and Address of Title Insurance Company:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South

Minneapolis, MN 55401-2499

ORT File No.: 20145146

Policy Number: OXFL-08929280

Agent File No.: 2020-1227

Amount of Insurance: \$10,070.00

Premium: \$

Date of Policy: October 26, 2020 at 11:42 am

Address Reference Madagascar Ave, North Port, FL 34286

1. Name of Insured:

Robert C. Rizzo and Pamela M. Rizzo

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Robert C. Rizzo and Pamela M. Rizzo, husband and wife

4. The Land referred to in this Policy is described as follows:

Lot 12, Block 691, 17TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof, as recorded in Plat Book 13, Page 16, of the Public Records of Sarasota County, Florida.



OWNER'S POLICY OF TITLE INSURANCE (with Florida Modifications)

Policy Number **OXFL-08929280**

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to-
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

Issued through the Office of:
Moyer Real Estate Services, Inc- Bee Ridge
d/b/a Integrity Title Services, Inc.
4130 Woodmere Park Blvd., #10
Venice, FL 34293
Phone:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
407 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111


Authorized Signature

By  President
 Secretary

Exhibit A

Prepared by:
Beverly Klante
Integrity Title Services, Inc.
4130 Woodmere Park Blvd, Suite 10
Venice, Florida 34293

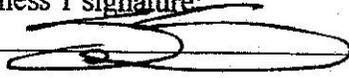
File Number: 2020-1227

Property address:
Lot 12, Madagascar Ave, North Port, Florida 34286

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

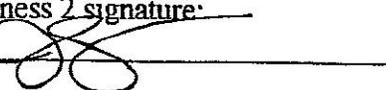
X 

Witness 1 Printed
Name Shelly K Sowers



James E. Hoffmeister
Address: 1036 Downshire Chase
Virginia Beach, Virginia 23452

Witness 2 signature:

X 
Witness 2 Printed
Name Jo Anne Glover



Jane O. Hoffmeister
Address: 1036 Downshire Chase
Virginia Beach, Virgin

State of Virginia
County of Virginia Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 22 day of October, 2020, by James E. Hoffmeister and Jane O. Hoffmeister, who have produced drivers licenses as identification.





Notary Public
Print
Name: Shelly K Sowers
My Commission
Expires: 6.30.2023

Exhibit A
AFFIDAVIT

I (the undersigned), Pamela M. Rizzo 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 7 day of July, 2021

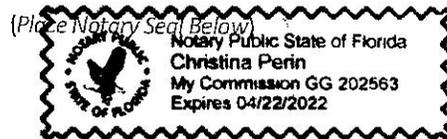
Pamela M. Rizzo
Signature of Applicant or Authorized Agent

Pamela M. Rizzo
Print Name and Title

STATE OF Florida COUNTY OF Charlotte

The foregoing instrument was acknowledged by me this 7 day of July, 2021, by Pamela M. Rizzo who is personally known to me or has produced _____ as identification.

Christina Perin
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~~

Exhibit B

Alexander Bahorski

From: Alexander Bahorski
Sent: Wednesday, August 25, 2021 2:12 PM
To: Darrell Smith; Peter Marietti III; Scott Titus; Tony Payne; Chuck Speake; stephen.waidley@ftr.com; Melanie.Tschetter@fpl.com; Douglas.Clark@amerigas.com; joseph.vandermark@amerigas.com; Miller, Kevin
Cc: Rhea Lopes; Sherry Willette
Subject: Request for vacation of rear platted 10-foot utility and drainage easements at 3674 Staghorn Avenue, Lot 12 and Lot 13
Attachments: VAC-21-222 Notice to Utilities.pdf; Property Survey.pdf; VAC-21-222 Sketch & Description.pdf
Importance: High

Dear reviewers,

Please review the attached request to vacate the rear 10-foot utility and drainage easement for the property located at 3674 Staghorn Avenue (PID #0956069113), Lots 12 and 13.

The purpose of this vacation request is to construct a private pool, pool deck, shed, and children's playground across the easements.

Displayed on the attached sketch and description are the easements petitioned to be vacated. In addition, I have attached the property survey with the subject easements petitioned to be vacated highlighted in yellow.

Please complete the attached sheet on whether the request is granted, not granted, or granted with conditions. Please reply with your completed document to me via email at abahorski@cityofnorthport.com **no later than September 6, 2021.**

Thank you and have a nice day,

Alexander J. Bahorski

Planner I
Neighborhood Development Services Department
Planning Division
4970 City Hall Blvd.
North Port, Florida 34286
Office: 941.429.7087

abahorski@cityofnorthport.com

Exhibit B



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: 8/25/2021

PETITION NO: VAC-21-222

TO:

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

North Port Utilities
Comcast Cable/Truernet 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 12 & 13, Block 691, of the 17th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 13, Page 16, 16A - 16D, of the Public Records of Sarasota County, Florida, also known as street address: 3674 Staghorn Ave., North Port, FL 34286.

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 September 6, 2021 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]
2/6/2021

Phone No.

Date

08-26-2021

Name of Utility

NP UTILITIES

Please e-mail responses to swillette@cityofnorthport.com

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If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7229.



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TO:

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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 September 6, 2021 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: 2021.08.26 06:51:42 -04'00'

Signature

08/26/2021

Date

NPPW

Name of Utility

Phone No.

Please e-mail responses to swillette @cityofnorthport.com

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VACATION OF EASEMENT

DATE: 8/25/2021

PETITION NO: VAC-21-222

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 September 6, 2021 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]
Signature

239-821-9266
Phone No.

8/25/21
Date

AmeriGas
Name of Utility

Please e-mail responses to swillette@cityofnorthport.com

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Exhibit B



August 31, 2021

ATTN: Alexander Bahorski

Re - No Objection Letter --- Request for vacation of rear platted 10-foot utility and drainage easements at 3674 Staghorn Avenue, Lot 12 and Lot 13

This is to inform you Comcast has no objection to the vacate request on the basis that the proposed remains as is provided in the site plan provided to Comcast.

Regards,

Paul Brown

Manager, Construction SWFL

(941) 914-7844

brown_paul@comcast.com



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Neighborhood Development Services
4970 City Hall Boulevard
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Fax: 941.429.7154



VACATION OF EASEMENT

DATE: 8/25/2021

PETITION NO: VAC-21-222

TO:

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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 September 6, 2021 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: 2021.08.26 16:22:39 -04'00'

Signature

941.240.8180

Phone No.

8/26/2021

Date

North Port Fire Rescue District

Name of Utility

Please e-mail responses to swillette @cityofnorthport.com

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VACATION OF EASEMENT

DATE: 8/25/2021

PETITION NO: VAC-21-222

TO:

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North Port Utilities
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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 September 6, 2021 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: 2021.08.25 17:54:09 -04'00'

Signature

(941) 266-9218

Phone No.

8/25/2021

Date

Frontier Florida LLC

Name of Utility

Please e-mail responses to swillette @cityofnorthport.com

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If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7229.

Exhibit C



Robert C Rizzo & Pamela M Rizzo,
Property Owners Petitioning N.P.
to vacate rear easements. Lots
112 & 113, Blk 691, 17th Add. to
Port Char., as recorded in Platt
Book 13, Page 16, inclusive of
all public records in Sarasota,
and all in the City of North Port
FL, 34286
Publish: 07/30/21, 08/06/21
425629 3806318

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

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

07/30/2021, 08/06/2021

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

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



(Signature of Affiant)

Sworn and subscribed before me this 6th
day of August, 2021.



(Signature of Notary Public)

Personally known X OR ___ Produced
Identification



Sarasota County Tax Collector

generated on 7/15/2021 12:00:17 PM EDT

Tax Record

Last Update: 7/15/2021 12:00:17 PM EDT

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.

0956069112

REAL ESTATE

2020

Mailing Address

RIZZO ROBERT C
RIZZO PAMELA M
3674 STAGHORN AVE
NORTH PORT FL 34286

Property Address

MADAGASCAR AVE 005

Old Account Number

0956-06-9112

see below

see below

Exemption Detail

NO EXEMPTIONS

Millage Code

0500

Escrow Code

Legal Description

MADAGASCAR AVE LOT 12 BLK 691 17TH ADD TO PORT CHARLOTTE

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2149	5,457	0	\$5,457	\$17.54
Mosquito Control	0.0510	5,457	0	\$5,457	\$0.28
Sarasota Co. Hospital Dist.	1.0420	5,457	0	\$5,457	\$5.69
West Coast Inland Navigation	0.0394	5,457	0	\$5,457	\$0.22
SW FL Water Management Dist.	0.2669	5,457	0	\$5,457	\$1.46
Bonds-Debt Service	0.1253	5,457	0	\$5,457	\$0.68
Sarasota Co. Legacy Trl	0.0688	5,457	0	\$5,457	\$0.38
Sarasota School Board					
School Board - State	3.7270	6,000	0	\$6,000	\$22.36
School Board - Local	3.2480	6,000	0	\$6,000	\$19.49
City of North Port	3.7667	5,457	0	\$5,457	\$20.55
Total Millage	15.5500				\$88.65

Code	Levying Authority	Amount
F093	North Port Fire & Rescue	\$89.94
R097	North Port Road & Drainage	\$171.56
R197	North Port R&D Capital Improve	\$46.00

Total Assessments	\$307.50
Taxes & Assessments	\$396.15
	\$0.00

Sarasota County Tax Collector

generated on 7/15/2021 12:01:01 PM EDT

Tax Record

Last Update: 7/15/2021 12:01:01 PM EDT

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.

0956069113

REAL ESTATE

2020

Mailing Address

RIZZO ROBERT C
RIZZO PAMELA M
3674 STAGHORN AVE
NORTH PORT FL 34286-7164

Property Address

3674 STAGHORN AVE 005

Old Account Number

0956-06-9113

see below

see below

Exemption Detail

H2 25000
HX 25000

Millage Code

0500

Escrow Code

Legal Description

3674 STAGHORN AVE LOT 13 BLK 691 17TH ADD TO PORT CHARLOTTE

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2149	81,876	50,000	\$31,876	\$102.48
Mosquito Control	0.0510	81,876	50,000	\$31,876	\$1.63
Sarasota Co. Hospital Dist.	1.0420	81,876	50,000	\$31,876	\$33.21
West Coast Inland Navigation	0.0394	81,876	50,000	\$31,876	\$1.26
SW FL Water Management Dist.	0.2669	81,876	50,000	\$31,876	\$8.51
Bonds-Debt Service	0.1253	81,876	50,000	\$31,876	\$3.99
Sarasota Co. Legacy Trl	0.0688	81,876	50,000	\$31,876	\$2.19
Sarasota School Board					
School Board - State	3.7270	81,876	25,000	\$56,876	\$211.98
School Board - Local	3.2480	81,876	25,000	\$56,876	\$184.73
City of North Port	3.7667	81,876	50,000	\$31,876	\$120.07
Total Millage	15.5500		Total Taxes		\$670.05

Code	Levying Authority	Amount
F093	North Port Fire & Rescue	\$257.56
G071	North Port Solid Waste	\$245.00
R097	North Port Road & Drainage	\$171.56
R197	North Port R&D Capital Improve	\$46.00

Total Assessments	\$720.12
Taxes & Assessments	\$1,390.17
	\$0.00