



January 12, 2023

Mr. Ron Cutsinger, Chair – Sarasota County Board of County Commissioners
1660 Ringling Blvd
Sarasota, FL 34236
Via Certified Mail

RE: Notification of Voluntary Annexation by the City of North Port (ANX-23-129)

Dear Commissioner Cutsinger:

Due to errors in the previous annexation transmittal (August 11, 2023), the City of North Port is retransmitting this notification pursuant to F.S. 171.041(6). Pursuant to the Statutes, this letter is provided to notify Sarasota County of the City of North Port's intent to annex one parcel totaling approximately 2.491 acres, contiguous to the City of North Port. The property is described as follows:

PID 0787130003: Start at the intersection of the West line of the right of way of the West River Road with the North line of the right of way of State Road No. 5., Tamiami Trail, thence running Westerly 594.6 feet measured along the curve of the North line of said Tamiami Trail to a point; thence North 473 feet to a point; thence East 264 feet to an intersection with the West line of the right of way of West River Road; thence South 37° 18' East 541.7 feet along the West line of the right of way of the West River Road to the Point of Beginning. Lying in the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 34., Township 39 South, Range 20 East.

LESS AND EXCEPT that portion taken by the State of Florida Department of Transportation and Sarasota County for additional right of way, described as Parcel 119 in that certain Order of Taking recorded April 17, 1974, in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida.

LESS AND EXCEPT that portion taken by the State of Florida Department of Transportation and Sarasota County for additional right of way described as Parcel 100 in that certain Order of Taking recorded July 25, 1979, in Official Records Book 1319, Page 906, of the Public Records of Sarasota County, Florida.

ALSO LESS AND EXCEPT that portion conveyed to Sarasota County. A political subdivision of the State of Florida, by that certain Warranty Deed recorded October 14, 2010 under Official Records Instrument Number 2010125997, of the Public Records of Sarasota County, Florida.

At this time, the public hearings for this annexation are scheduled for February 15, 2024, at 9:00 a.m. (Planning and Zoning Advisory Board) and February 27, 2024, at 6:00 p.m. (City Commission) and the second reading on March 5, 2024. 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 23, 2024, and January 30, 2024. 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, AICP, Neighborhood Development Services Director

Enc: Draft Ordinance
Draft Legal Advertisement



City of North Port

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ANNEXING ± 2.491 ACRES OF REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF NORTH RIVER ROAD AND SOUTH TAMIAMI TRAIL 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 THE 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.

WHEREAS, on April 26, 2023, Martin Black of SRI GMR Properties, LLC, in its capacity as agent of US 41 & Tamiami TR, LLC (“Petitioner”), submitted Petition No. ANX-23-129 for the voluntary annexation of certain real property into the corporate limits of the City of North Port, Florida (the “Petition”). The Petition is attached as “Exhibit A” and bears the signature of the property owner; and

WHEREAS, the Petition relates to ± 2.491 acres of real property, identified in the legal description and boundary survey attached as “Exhibit B” (the “Property”); and

WHEREAS, the location of the Property is identified on the map attached as “Exhibit C”; and

WHEREAS, in compliance with Section 53-22.E(1) of the Unified Land Development Code (“ULDC”), the City has prepared a fiscal impact analysis, attached as “Exhibit D”; and

WHEREAS, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on February 15, 2024, to receive public comment on the subject matter of this ordinance and to make its recommendation to the City Commission; and

WHEREAS, the City Commission of the City of North Port held properly noticed public hearings at the first and second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory Board and the administrative report, and to receive public comment on the subject matter of this ordinance; and

WHEREAS, the City Commission determined that its action serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:
SECTION 1 – FINDINGS**

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 In accordance with Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City’s website on or before the date the newspaper published notice of this ordinance’s final reading.
- 1.03 The City Commission makes the following additional findings:
 - a. The Property is wholly located in an unincorporated area of Sarasota County, is contiguous to the boundaries of the City of North Port, and is reasonably compact.
 - b. Annexing the Property will not result in the creation of enclaves.
 - c. The City is equipped to extend urban services to the Property on the date of annexation on substantially the same basis and in the same manner as those services provided within the municipality prior to annexation.
 - d. The City is equipped to supply municipal water and sewer services to the Property so that, when services are provided, property owners can secure public water and sewer service according to the City’s policies for extending water and sewer lines to individual lots or subdivisions.
 - e. The Petition and the Property meet all requirements of Florida Statutes Chapter 171 pertaining to voluntary annexations.
 - f. The Petition and the Property meet all requirements of ULDC Section 53-22 pertaining to annexations.
 - g. All procedural and notice requirements mandated by state law; the Code of the City of North Port, Florida; and the ULDC have been followed and satisfied.
- 1.04 All identified exhibits are incorporated in this ordinance by reference.

SECTION 2 – ANNEXATION AND OFFICIAL ZONING MAP

- 2.01 The City Commission approves the Petition to voluntarily annex the Property. The Property is hereby annexed into the corporate limits of the City of North Port, Florida and the boundary lines of the City are hereby redefined to include the Property.
- 2.02 The Property is designated as Future Annexation Area on the City of North Port’s Comprehensive Plan Future Land Use Map. The Property will be designated a land use on the City’s Comprehensive Plan Future Land Use Map at a later date, and the map will be redefined to include the Property at that time.

- 2.03 The City Commission approves the amendment to the City’s Official Zoning Map revised Official Zoning Map, attached as “Exhibit E,” incorporating the Property with a zoning designation of “No Zoning Designation.”

SECTION 3 – ASSESSMENT AND TAXATION

- 3.01 The City will assess and tax the Property as permitted under the law as of the effective date of this ordinance.

SECTION 4 – FILING OF DOCUMENTS

- 4.01 Upon this ordinance taking effect, the City Clerk is directed to place in the City Clerk’s files an updated Official Zoning Map in accordance with the requirements of ULDC Sections 53-14, 53-16, and 53-17, State of Florida’s Office of Economic and Demographic Research specifying the population census effect and the affected land area, with Petitioner paying all related filing costs.

SECTION 5 – CONFLICTS

- 5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 6 – SEVERABILITY

- 6.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 7 – EFFECTIVE DATE

- 7.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on _____, 2024.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on _____, 2024.

CITY OF NORTH PORT, FLORIDA

ALICE WHITE
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

Exhibit A



CITY OF NORTH PORT
Neighborhood Development Services
Planning Division
Planninginfo@cityofnorthport.com

Annexation Packet

The following items are to be included in the submission:

- Annexation Application
- Affidavit(s)
- Annexation Checklist
- Annexation Fee Sheet
- Billable Fee Payment Agreement

Note

Please be advised that each application is considered a separate petition and will be reviewed as such. Packets will not be processed if incomplete or missing requested information.

If there is more than one property owner of the subject property, all owners must complete an affidavit.

There are additional costs included with this application. Fees for legal advertisements and adjacent property owner notifications will be billed to the applicant at actual cost. These costs shall be paid in full before any development orders/orders of approval are issued.

Exhibit A



CITY OF NORTH PORT
Neighborhood Development Services
Planning Division
4970 City Hall Boulevard
North Port, FL 34286-4100
www.cityofnorthport.com
Phone (941) 429-7150

DATE RECEIVED – DATE STAMP

RECEIVED
By Joy McRae-Fox at 8:37 am, Apr 18, 2023

APPROVED
By kmuhammad at 3:17 pm, Apr 26, 2023

VOLUNTARY ANNEXATION AMENDMENT APPLICATION

Upon making any application to the City for any reason, the applicant agrees to comply with all the requirements of the Unified Land Development Code and further agrees to allow authorized city staff and personnel to enter and inspect the property during normal business hours

Date Application Received: _____ Accepted by: _____ Project No: ____ - ____ - _____

Above to Be Completed by Planning Staff

P.P. _____

Project Name: US 41 & TAMIAMI TR LLC Annexation

Name of Applicant: SRI GMR PROPERTIES, LLC (AGENT: MARTIN BLACK) contract purchaser

Name of Corporation/LLC (If Applicable): SRI GMR PROPERTIES, LLC

Street Address: 1190 SHOREVIEW DR

City: ENGLEWOOD State: FL Zip Code: 34223

Phone: 9419153435 FAX No. _____ E-mail: MARTYBLACK@OUTLOOK.COM

Name of Property Owner: (If different from the applicant above) US 41 & TAMIAMI TR LLC

Street Address: 7901 4TH ST N, ST PETERSBURG, FL, 33702

City: _____ State: _____ Zip Code: _____

Phone: 9419153435 FAX No. _____ E-mail: martyblack@outlook.com

Name of Architect: (If Applicable) NA

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ FAX No. _____ E-mail: _____

Name of Engineer: (If Applicable) NA

Street Address: _____

City: _____ State: _____ Zip Code: _____

Exhibit A

Phone: _____ FAX No. _____ E-mail: _____

Name of Attorney: (If Applicable) NA

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ FAX No. _____ E-mail: _____

Name of Surveyor: (If Applicable) _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ FAX No. _____ E-mail: _____

Name of Contractor: (If Applicable) NA

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ FAX No. _____ E-mail: _____

Property Description: (Please list additional PID's on a separate sheet of paper) (Information can be found at <http://www.sc-pa.com/testsearch/>)

Parcel I.D. No(s): 1. 0787130003 - _____ 2. _____

Legal: Lot(s): _____ Block: _____ Addition: _____ Tract or Parcel: _____

Subdivision: _____

Section: _____ Township: _____ Range: _____ Acreage: _____

Street Address: _____

Purpose of Application: Please briefly state what the intended use of the property will be or why you are making this application (e.g. general project description). Annexation, to be followed with applicable applications to allow City Future Land Use

and Zoning petitions to be filed for proposed commercial and office uses.

Has this property undergone previous City development review and approval?

No: Yes: _____ If yes, when? (Month/Date/Year) _____

Exhibit A

Existing land use (e.g., house, commercial structure, vacant): Vacant

Surrounding existing land uses/zoning of adjacent properties:
North: VACANT/PCD
South: VACANT/US41
East: VACANT/COMMERCIAL
West: VACANT/PCD

Is the property designated as a "Future Annexation Area" on the Comprehensive Plan's Future Land Use Map?

No: Yes: X

Is property located near a Gateway? No: X Yes: (distance) feet

Adopted Future Land Use Map Designation: ACTIVITY CENTER
Proposed Future Land Use Map Designation: ACTIVITY CENTER
Adopted Zoning Map Designation: COUNTY ZONING
Proposed Zoning Map Designation: CITY - PCD

Provide the following information relative to the proposed annexation: If Property to be annexed has existing development, please provide a detailed written narrative describing the existing uses on the site.

Total acres
0 Total wetland acres

FIRE & RESCUE:
Nearest Fire Hydrant: 200 (feet)

TRAFFIC:
List the Roadways immediately serving the site:
RIVER ROAD US41

List the Roadways serving this site with existing or anticipated curb-cuts (driveways) and if any, designate on site plan:
NA - will be provided in subsequent site and development applications

Nearest: Traffic Control Light: 50 (feet) Stop Sign: NA (feet)

UTILITIES:
How will Potable Water service be provided? Please contact North Port Utilities (941) 240-8000.
Private Well (Submit a letter or application from the Sarasota County Department of Health.)
X North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

Exhibit A

How will Sanitary Sewer service be provided? Please contact North Port Utilities (941) 240-8000.

- Private Septic System (If property is located in the Conservation Restricted Overlay Zone a class 1 aerobic water treatment system is required for single family home sites. Submit a letter or application the Sarasota County Department of Health.)
North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

STORMWATER: Please contact the City Stormwater Manager/Environmentalist at (941) 240-8321. (Flood Information can be found at http://www.cityofnorthport.com Search: Flood Update)

Is the application site in a FEMA Hazardous Flood Zone? No: Yes: If yes, what zone?

Is the application site in the Conservation Restricted Zone? No: Yes: If yes, what zone?

Is the application site in the Big Slough Watershed Flood Zone? No: Yes: If yes, what is the 100-year 1-day flood elevation? ft. NGVD

Does the application site contain wetlands? Yes No If yes, existing wetland acres:

Has the Department of Environmental Protection been notified of wetlands? Yes No

Is the property located in the Myakka River Protection Zone? No: Yes:

Is the property adjacent to the Myakka River jurisdictional wetlands? No: Yes:

(If yes, please provide acreage and map of the area and schedule a meeting with City Stormwater Manager/Environmentalist.)

ENVIRONMENTAL:

Are there any known Historical or Archaeological sites on the property? (If unsure, please contact Sarasota County – Division of Historical Resources, (941) 316-1115.)

No: Yes: Please describe:

Has an Environmental Assessment Report/Review been prepared for this property? No: Yes: Date survey was conducted:

Does the property contain gopher tortoise burrows, scrub jay habit, or any plant or animal species listed as "rare", "threatened", "endangered", or "species of special concern" by State and/or Federal agencies? If yes, the applicant will be required to produce documents on how listed species or habitats will be protected or managed at the Site Development stage.

No: Yes: Please indicate which ones:

Exhibit A

***All of the information provided on this application is true and correct to the best of my knowledge.**



Signature of Applicant

JANUARY 25, 2023

Date

MARTIN P BLACK (agent)

Print Applicant Name

Exhibit A

Checklist of Required Submittal Items:

ANNEXATION

Please collate seven (7) packets of each of the following for distribution to reviewers:

- Exhibit A: Project Narrative**
- Exhibit B: Area Map**
- Exhibit C: Boundary survey** (A legal description and boundary survey signed and sealed by a registered land surveyor in the State of Florida.)
- Exhibit D- Deed or Title**
- Exhibit E- Articles of Corporation/Articles of Organization** (If Corporation or LLC is applicable)
- Exhibit F: Site Plan** (Plus 1 additional landscape plan)
- Exhibit G: Environmental Assessment**
- Exhibit H: Certification of payment of taxes and assessments**
- Exhibit I: Title Assurance**
- Exhibit J: Utilities availability letter**
- Exhibit K: Transportation Impact Analysis**
- Exhibit L: Pre-Annexation Agreement**
- Exhibit M: Fiscal Impact Analysis**
- Digital files:** The entire submittal package in PDF format on a CD. Also, please submit all project related spatial information in either CAD .dwg , GIS Shapefile or File Geodatabase format on the disk as well. The data must have coordinates in at least 4 corners of the petition area. The Coordinate system must be: A Projected Coordinate System, State Plane, NAD 1983 StatePlane Florida West FIPS 0902 (US Feet).

Exhibit A



CITY OF NORTH PORT
Annexation
Fee Sheet

Property Location (Address): RIVER ROAD AND US41

PID(s) #: 0787130003

Annexation Calculation

Fees	Total
10 acres or less \$1,200	
Over 10 acres and up to 50 acres \$1,600	
Over 50 acres \$2,500	
TOTAL	\$1200.00

- All fees should be made payable to the City of North Port. Fees must be paid prior to the processing of the submittal.
- Other billable fees will be assessed and will be required to be paid by the applicant as stated on the billable fee agreement.

Please contact Planning Staff if you have any questions, 941.429.7156


Exhibit A


BILLABLE FEE PAYMENT AGREEMENT

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

Name(s): SRI GMR PROPERTIES LLC
Billing Address: 1190 SHOREVIEW DR, ENGLEWOOD, FL, 34223
Contact Number: 941-468-6114
Contact E-mail: sailendra.upendram@gmail.com

I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.

Signature: 
Print Name: Martin P Black
Date: April 28 2023

Witness: 
Print Name: Mary Dougherty
Date: April 28 2023

Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.

To be filled out by Planning Staff
Petition Number: _____

Exhibit A

AFFIDAVIT

I (the undersigned), US 41 & Tamiami Tr. LLC being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 16th day of March, 2023

[Signature] Signature of Applicant or Authorized Agent James L. Hauser, Managing Member Print Name and Title

STATE OF ILLINOIS COUNTY OF DUPAGE

The foregoing instrument was acknowledged by me this 16th day of March, 2023, by JAMES L HAUSER who is personally known to me or has produced IL DL H260-4525-8360 as identification, and who

did/did not take an oath.

Peter Kamp Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), US 41 & Tamiami Tr. LLC, property owner(s), hereby authorize Martin Black to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) North West Corner of

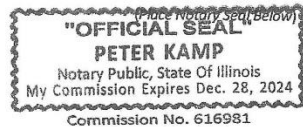
River Rd & Tamiami Trail Pld# 0787-13-0003

[Signature] Signature of Owner Managing Member Date 2-7-2023

STATE OF ILLINOIS COUNTY OF DUPAGE

The foregoing instrument was acknowledged by me this 7th day of February, 2023, by James Hauser who is personally known to me or has produced ILLINOIS DRIVERS LICENSE as identification, and who did

Peter Kamp Signature - Notary Public





CITY OF NORTH PORT

Neighborhood Development Services

Planning Division

Planninginfo@cityofnorthport.com

Annexation Packet

The following items are to be included in the submission:

- Annexation Application
- Affidavit(s)
- Annexation Checklist
- Annexation Fee Sheet
- Billable Fee Payment Agreement

Note

Please be advised that each application is considered a separate petition and will be reviewed as such. Packets will not be processed if incomplete or missing requested information.

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There are additional costs included with this application. Fees for legal advertisements and adjacent property owner notifications will be billed to the applicant at actual cost. These costs shall be paid in full before any development orders/orders of approval are issued.



CITY OF NORTH PORT

DATE RECEIVED – DATE STAMP

Neighborhood Development Services
Planning Division
4970 City Hall Boulevard
North Port, FL 34286-4100
www.cityofnorthport.com
Phone (941) 429-7156

RECEIVED

By Joy McRae-Fox at 8:37 am, Apr 18, 2023

APPROVED

By kmuhammad at 3:17 pm, Apr 26, 2023

VOLUNTARY ANNEXATION AMENDMENT APPLICATION

Upon making any application to the City for any reason, the applicant agrees to comply with all the requirements of the Unified Land Development Code and further agrees to allow authorized city staff and personnel to enter and inspect the property during normal business hours

Date Application Received: _____ Accepted by: _____ Project No: _____ - _____ - _____

Above to Be Completed by Planning Staff

P.P. _____

Project Name: US 41 & TAMIAMI TR LLC Annexation

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Name of Corporation/LLC (If Applicable): SRI GMR PROPERTIES, LLC

Street Address: 1190 SHOREVIEW DR

City: ENGLEWOOD **State:** FL **Zip Code:** 34223

Phone: 9419153435 **FAX No.** _____ **E-mail:** MARTYBLACK@OUTLOOK.COM

Name of Property Owner: (if different from the applicant above) US 41 & TAMIAMI TR LLC

Street Address: 7901 4TH ST N, ST PETERSBURG, FL, 33702

City: _____ **State:** _____ **Zip Code:** _____

Phone: 9419153435 **FAX No.** _____ **E-mail:** martyblack@outlook.com

Name of Architect: (If Applicable) NA

Street Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ **FAX No.** _____ **E-mail:** _____

Name of Engineer: (If Applicable) NA

Street Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ FAX No. _____ E-mail: _____

Name of Attorney: (If Applicable) NA

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ FAX No. _____ E-mail: _____

Name of Surveyor: (If Applicable) _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ FAX No. _____ E-mail: _____

Name of Contractor: (If Applicable) NA

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ FAX No. _____ E-mail: _____

Property Description: (Please list additional PID's on a separate sheet of paper) (Information can be found at <http://www.sc-pa.com/testsearch/>)

Parcel I.D. No(s): 1. 0787130003 - _____ - _____ 2. _____ - _____

Legal: Lot(s): _____ Block: _____ Addition: _____ Tract or Parcel: _____

Subdivision: _____

Section: _____ Township: _____ Range: _____ Acreage: _____

Street Address: _____

Purpose of Application: Please briefly state what the intended use of the property will be or why you are making this application (e.g. general project description). Annexation, to be followed with applicable applications to allow City Future Land Use

and Zoning petitions to be filed for proposed commercial and office uses.

Has this property undergone previous City development review and approval?

No: Yes: _____ If yes, when? (Month/Date/Year) _____

Existing land use (e.g., house, commercial structure, vacant): Vacant

Surrounding existing land uses/zoning of adjacent properties:

North: VACANT/PCD

South: VACANT/US41

East: VACANT/COMMERCIAL

West: VACANT/PCD

Is the property designated as a "Future Annexation Area" on the Comprehensive Plan's Future Land Use Map?

No: _____ Yes: X

Is property located near a Gateway? No: X Yes: _____ (distance) _____ feet

Adopted Future Land Use Map Designation: ACTIVITY CENTER

Proposed Future Land Use Map Designation: ACTIVITY CENTER

Adopted Zoning Map Designation: COUNTY ZONING

Proposed Zoning Map Designation: CITY - PCD

Provide the following information relative to the proposed annexation: If Property to be annexed has existing development, please provide a detailed written narrative describing the existing uses on the site.

_____ Total acres

0 Total wetland acres

FIRE & RESCUE:

Nearest Fire Hydrant: 200 (feet)

TRAFFIC:

List the Roadways immediately serving the site:

RIVER ROAD US41

List the Roadways serving this site with existing or anticipated curb-cuts (driveways) and if any, designate on site plan:

NA - will be provided in subsequent site and development applications

Nearest: Traffic Control Light: 50 (feet) Stop Sign: NA (feet)

UTILITIES:

How will Potable Water service be provided? Please contact North Port Utilities (941) 240-8000.

_____ Private Well (Submit a letter or application from the Sarasota County Department of Health.)

X North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

How will Sanitary Sewer service be provided? Please contact North Port Utilities (941) 240-8000.

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- North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

STORMWATER: Please contact the City Stormwater Manager/Environmentalist at (941) 240-8321.
(Flood Information can be found at <http://www.cityofnorthport.com> Search: Flood Update)

Is the application site in a FEMA Hazardous Flood Zone? No: Yes:
If yes, what zone? _____

Is the application site in the Conservation Restricted Zone? No: Yes:
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If yes, what is the 100-year 1-day flood elevation? _____ ft. NGVD

Does the application site contain wetlands? Yes No If yes, existing wetland acres: _____

Has the Departmental of Environmental Protection been notified of wetlands? Yes No

Is the property located in the Myakka River Protection Zone? No: Yes:

Is the property adjacent to the Myakka River jurisdictional wetlands? No: Yes:

(If yes, please provide acreage and map of the area and schedule a meeting with City Stormwater Manager/Environmentalist.)

ENVIRONMENTAL:

Are there any known Historical or Archaeological sites on the property?
(If unsure, please contact Sarasota County – Division of Historical Resources, (941) 316-1115.)

No: Yes: Please describe: _____

Has an Environmental Assessment Report/Review been prepared for this property?
No Yes Date survey was conducted: _____

Does the property contain gopher tortoise burrows, scrub jay habit, or any plant or animal species listed as “rare”, “threatened”, “endangered”, or “species of special concern” by State and /or Federal agencies? If yes, the applicant will be required to produce documents on how listed species or habitats will be protected or managed at the Site Development stage.

No: Yes: Please indicate which ones: _____

***All of the information provided on this application is true and correct to the best of my knowledge.**



Signature of Applicant

JANUARY 25, 2023

Date

MARTIN P BLACK (agent)

Print Applicant Name

AFFIDAVIT

I (the undersigned), _____ being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 _____ day of _____, 20_____,

Signature of Applicant or Authorized Agent

Print Name and Title

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, and who did/did not take an oath.

(Place Notary Seal Below)

Signature - Notary Public

AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), _____, property owner(s), hereby authorize _____ to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) _____

Signature of 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, and who did not take an oath.

(Place Notary Seal Below)

Signature - Notary Public

Checklist of Required Submittal Items:

ANNEXATION

Please collate seven (7) packets of each of the following for distribution to reviewers:

- Exhibit A: Project Narrative**
- Exhibit B: Area Map**
- Exhibit C: Boundary survey** (A legal description and boundary survey signed and sealed by a registered land surveyor in the State of Florida.)
- Exhibit D- Deed or Title**
- Exhibit E- Articles of Corporation/Articles of Organization** (If Corporation or LLC is applicable)
- Exhibit F: Site Plan** (Plus 1 additional landscape plan)
- Exhibit G: Environmental Assessment**
- Exhibit H: Certification of payment of taxes and assessments**
- Exhibit I: Title Assurance**
- Exhibit J: Utilities availability letter**
- Exhibit K: Transportation Impact Analysis**
- Exhibit L: Pre-Annexation Agreement**
- Exhibit M: Fiscal Impact Analysis**
- Digital files:** The entire submittal package in PDF format on a CD. Also, please submit all project related spatial information in either CAD .dwg , GIS Shapefile or File Geodatabase format on the disk as well. The data must have coordinates in at least 4 corners of the petition area. The Coordinate system must be: A Projected Coordinate System, State Plane, NAD 1983 StatePlane Florida West FIPS 0902 (US Feet).



CITY OF NORTH PORT

Annexation Fee Sheet

Property Location (Address): RIVER ROAD AND US41

PID(s) #: _____ 0787130003

Annexation Calculation

Fees	Total
10 acres or less \$1,200	
Over 10 acres and up to 50 acres \$1,600	
Over 50 acres \$2,500	
TOTAL	\$1200.00

-All fees should be made payable to the City of North Port. Fees must be paid prior to the processing of the submittal.

-Other billable fees will be assessed and will be required to be paid by the applicant as stated on the billable fee agreement.

Please contact Planning Staff if you have any questions, 941.429.7156

BILLABLE FEE PAYMENT AGREEMENT

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

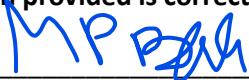
Name(s): SRI GMR PROPERTIES LLC

Billing Address: 1190 SHOREVIEW DR, ENGLEWOOD, FL, 34223

Contact Number: 941-468-6114


Contact E-mail: sailendra.upendram@gmail.com

I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.

Signature: 

Print Name: Martin P Black

Date: April 28 2023

Witness: 

Print Name: Mary Dougherty

Date: April 28 2023

Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.

To be filled out by Planning Staff
Petition Number: ____-____-____

AFFIDAVIT

I (the undersigned), US 41 & Tamiami Tr, LLC being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; 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 true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *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 16TH day of MARCH, 2023

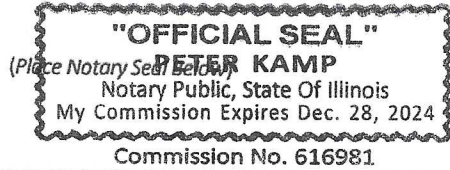
[Signature] Signature of Applicant or Authorized Agent
James L. Hauser, Managing Member Print Name and Title

STATE OF ILLINOIS COUNTY OF DUPAGE

The foregoing instrument was acknowledged by me this 16TH day of MARCH, 2023, by JAMES L HAUSER who is personally known to me or has produced IL DL H260-4525-8360 as identification, and who

did/did not take an oath.

Peter Kamp
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), US 41 & Tamiami Tr, LLC, property owner(s), hereby authorize Martin Black to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) NORTH WEST CORNER OF RIVER RD & TAMAMI TRAIL PID# 0787-13-0003

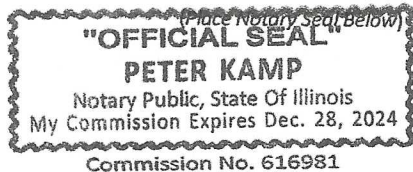
[Signature] Signature of Owner, Managing Member Date 2-7-2023

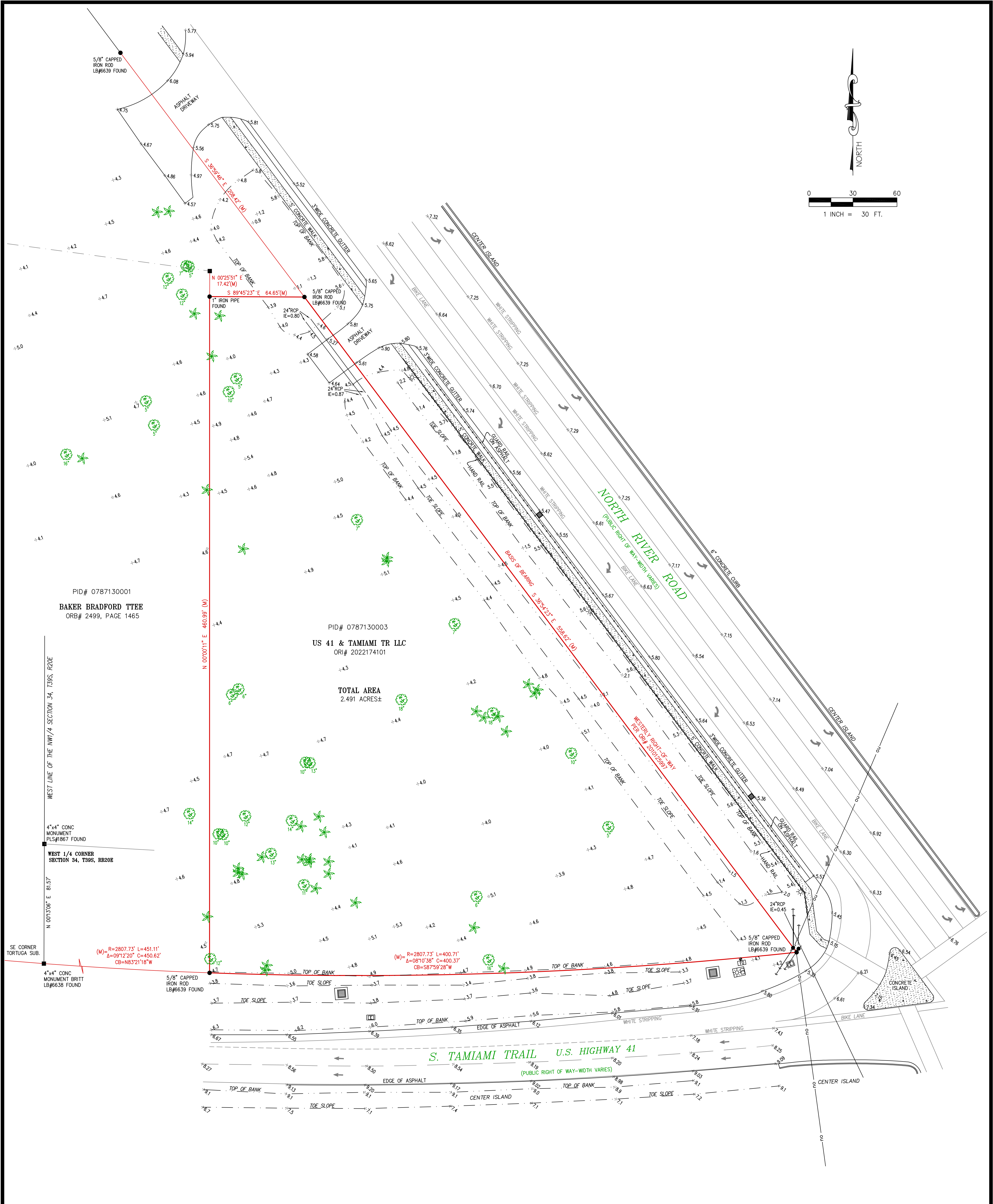
STATE OF ILLINOIS COUNTY OF DUPAGE

The foregoing instrument was acknowledged by me this 7TH day of FEBRUARY, 2023, by James Hauser who is personally known to me or has produced ILLINOIS DRIVERS LICENSE as identification, and who did

not take an oath.

Peter Kamp
Signature - Notary Public





PID# 0787130001
BAKER BRADFORD TTEE
 ORB# 2499, PAGE 1465

PID# 0787130003
US 41 & TAMIAAMI TR LLC
 ORI# 2022174101

TOTAL AREA
 2.491 ACRES±

TITLE COMMITMENT DESCRIPTION:
 START AT THE INTERSECTION OF THE WEST LINE OF THE RIGHT OF WAY OF THE WEST RIVER ROAD WITH THE NORTH LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 5, TAMIAAMI TRAIL, THENCE RUNNING WESTERLY 594.6 FEET MEASURED ALONG THE CURVE OF THE NORTH LINE OF SAID TAMIAAMI TRAIL TO A POINT; THENCE NORTH 47.3 FEET TO A POINT; THENCE EAST 284 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE RIGHT OF WAY OF WEST RIVER ROAD; THENCE SOUTH 370.18' EAST 541.7 FEET ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE WEST RIVER ROAD TO THE POINT OF BEGINNING, LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST.

LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SARASOTA COUNTY FOR ADDITIONAL RIGHT OF WAY, DESCRIBED AS PARCEL 119 IN THAT CERTAIN ORDER OF TAKING RECORDED APRIL 17, 1974 IN OFFICIAL RECORDS BOOK 1039, PAGE 762, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SARASOTA COUNTY FOR ADDITIONAL RIGHT OF WAY, DESCRIBED AS PARCEL 100 IN THAT CERTAIN ORDER OF TAKING RECORDED APRIL 17, 1974 IN OFFICIAL RECORDS BOOK 1319, PAGE 906, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO SARASOTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 14, 2010 UNDER OFFICIAL RECORDS INSTRUMENT NUMBER 2010125997, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

- LEGEND:**
- = MONUMENTATION FOUND AS NOTED
 - = 4"x4" CONCRETE MONUMENT
 - ☐ = STORM INLET
 - ☼ = LIGHT POLE
 - ⊕ = ELECTRIC VAULT
 - ⊖ = UTILITY POLE
 - ⊙ = GUY ANCHOR
 - = OVERHEAD UTILITY
 - 🌳 = OAK TREE
 - 🌴 = 12" PALM TREE

- SURVEYOR'S NOTES:**
- THIS IS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
 - NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS SURVEY. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 22031 WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2022 AT 1:42 P.M. NEITHER BRIGHAM/ALLEN LAND SURVEYING NOR THIS SURVEYOR HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
 - GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
 - BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER ROAD AS BEING S 36°54'23" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
 - ELEVATIONS HEREON ARE BASED UPON NGS (NATIONAL GEODETIC SURVEY) DESIGNATION U 634, WITH AN ELEVATION OF 6.54 FEET NAVD83 (NORTH AMERICAN VERTICAL DATUM OF 1988).

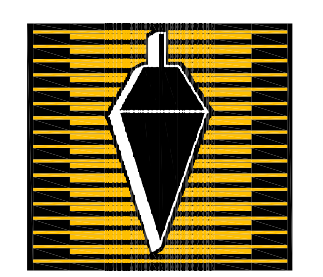
- ABBREVIATIONS:**
- (P) = PLATTED DISTANCE, BEARING OR INFORMATION
 - (M) = MEASURED DISTANCE, BEARING OR ANGLE
 - (C) = CALCULATED DISTANCE, BEARING OR ANGLE
 - C1 = CURVE NUMBER (REFER TO CURVE TABLE)
 - PLS = PROFESSIONAL LAND SURVEYOR
 - LB = LICENSED BUSINESS
 - FSM = PROFESSIONAL SURVEYOR AND MAPPER
 - PCM = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PK = NAIL MANUFACTURED BY PARKER-KALON
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA ANGLE
 - C = CHORD BEARING
 - CB = CHORD DISTANCE
 - CONC = CONCRETE
 - EM = BENCH MARK
 - PID = PROPERTY IDENTIFICATION NUMBER
 - IE = INVERT ELEVATION

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

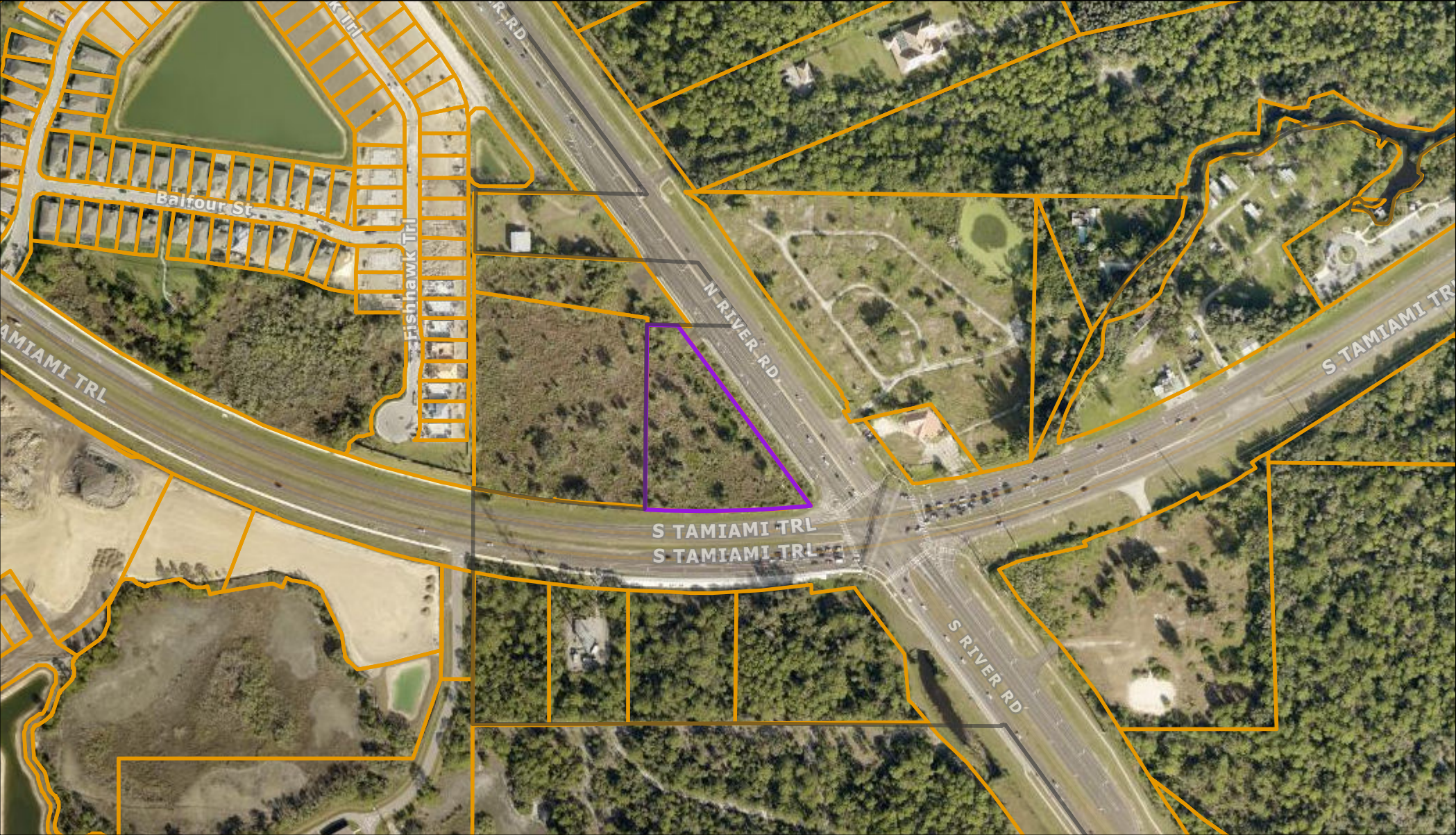
BY: *Michael P. Allen* DATE OF SURVEY: 3/8/2023
 MICHAEL P. ALLEN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6822, STATE OF FLORIDA. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BOUNDARY-TOPOGRAPHIC SURVEY
 TITLE: BOUNDARY-TOPOGRAPHIC SURVEY
 PREPARED FOR: XXXXXXXXXXXXXXXXXXXX
 CERTIFIED TO: (SEE ABOVE)
 SKETCH NO.: 463821 SCALE: 1"=30'
 DRAWN BY: PJA CHECKED BY: MPA



Brigham/Allen Land Surveying
 L.B. Number 7898
 303 S. TAMIAAMI TRAIL
 Suite E - Nokomis, Florida 34275
 Phone: (941) 493-4430
 Fax: (800) 447-7402
 EMAIL: BrighamAllenSurveying@gmail.com

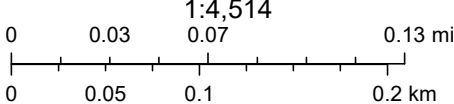


Property Area Map PID 0787130003



1/26/2023, 8:07:54 AM

-  Parcels
-  Parcels 2023





February 3, 2023

Marty Black, AICP, ICMA-CM
Land and P-3 Advisors
602 84th Street NW
Palma Sola, FL 34209

Willingness to Serve Water, Sewer and eventually Reclaimed Water

RE: Property at PIDs 0787-13-0003 & 0787-14-0006

Dear Mr. Black:

As requested, the City of North Port Utilities Department is submitting this letter to inform you of Service Availability for the above referenced property.

This project is not within the City Limits; However, the parcel is within the City's anticipated or projected utility service area as well as the US 41 corridor service area and the City of North Port Utilities Department is willing to work with the Owner/Engineer to provide service to the project. The City is willing to provide water, sanitary sewer and eventually reclaimed water capacity to the project and currently has the capacity at its water treatment plant and sewage treatment plant for this project. The capacity will be made available at the time of payment for capacity, and if applicable may require contributions by the developer and/or the property owner. Although the City has capacity to serve this project, certain on-site and off-site utility improvements must be completed by the owner/developer and accepted by the City prior to water and wastewater service being available to this specific site.

In addition, because this property is in the County and outside City limits, in order for the City to provide water and sewer service the Owner/Engineer must provide a letter from Sarasota County Utilities acknowledging that the City of North Port may provide service to the subject parcel until such time that the property is annexed into the City limits. The letter shall be provided to the City of North Port Utility Department.

The City does not guarantee or reserve capacity to any project unless the owner/developer enters into a Utility Agreement with the City, which may require voluntary annexation into the City, and will require approval by the City Commission.

Before a building permit can be issued, an application for service, capacity fees, US 41 corridor surcharge recovery fee, and deposits will be required, and the builder must provide a plumbing plan, which is required on any non-residential structures to the City's Utility Department for calculation of appropriate capacity fees and meter size. The City will not release a building permit until the required fees have been paid.

Our staff looks forward to working with you in the future to further develop plans for your utility needs. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
NORTH PORT UTILITIES
Michelle Tipp
Utilities Business Manager



Achieve Anything

www.cityofnorthport.com

North Port Utilities: 941.240.8000, 6644 W. Price Boulevard, North Port, FL 34291-4106

11/8/2022 1:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2936983

THIS INSTRUMENT WAS PREPARED BY:
G. JOSEPH HARRISON
DYE HARRISON KIRLAND PETRUFF & PRATT, PLLC
P. O. Box 400
Bradenton, FL 34206

**CORRECTIVE
WARRANTY DEED**

Doc Stamp-Deed: \$0.70

THIS CORRECTIVE WARRANTY DEED, made the 12 day of Nov, 2022, by, **CAROL RUTH HAUSER**, a single woman ("Grantor"), c/o 6400 Flotilla Drive, Holmes Beach, FL 34217, to **US 41 & Tamiami Tr., LLC**, a Florida limited liability company, whose address is 7901 4th St. N., St Petersburg, FL 33702, ("Grantee").

(Wherever used herein the terms "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, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$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 of Grantor's interest in that certain land situate in Sarasota County, Florida:

See Exhibit "A" attached and by reference made a part hereof.

PIN #0787130003.

Subject to zoning and conditions, restrictions, limitations and easements of record.

THIS CORRECTIVE DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED WITHIN THAT CERTAIN DEED PREVIOUSLY RECORDED AS INSTRUMENT #2020067848, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHICH ORIGINAL DEED MISTAKENLY ATTACHED A LEGAL DESCRIPTION OF LANDS PREVIOUSLY CONVEYED BY THE GRANTOR NAMED HEREIN INSTEAD OF THE DESCRIPTION OF THOSE LANDS INTENDED TO BE CONVEYED BY GRANTOR. THE DEED CORRECTED HEREBY WAS INTENDED TO CONVEY TO THE GRANTEE NAMED THEREIN THE REMAINING LANDS OF SAID GRANTOR WHICH REMAINING LANDS ARE DESCRIBED ON EXHIBIT "A" ATTACHED.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

Grantor warrants and represents that the subject property is not the homestead of Grantor nor any member of Grantor's family nor is such property contiguous or in close proximity thereto.

TOGETHER, with all the 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 has good right and lawful authority to sell and convey said land, and hereby 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, 2021.

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

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: KAREN CHUMPER
Witness

[Signature]
CAROL RUTH HAUSER

[Signature]
Print Name: BYRON FAERMARK
Witness

STATE OF ILLINOIS
COUNTY OF BRAND DU PAGE

The foregoing instrument was acknowledged before me this 22ND day of MAY, 2022, by means of physical presence or online notarization, by CAROL RUTH HAUSER, _____, and _____, who are personally known to me, or who produced _____ as identification, and who acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

[Signature]
Signature BYRON FAERMARK
Print Name
NOTARY PUBLIC-STATE OF ILLINOIS

My Commission Expires:

Commission No: _____

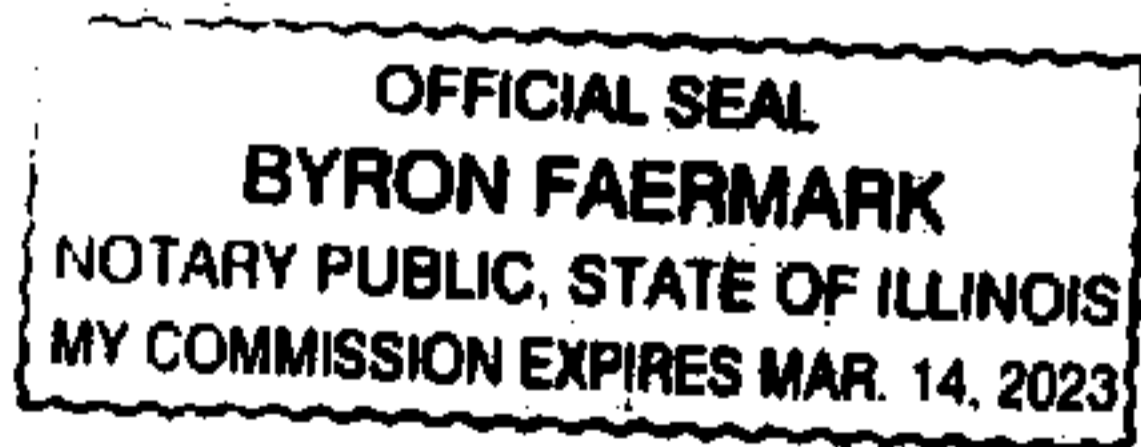


EXHIBIT "A"

Start at the intersection of the West line of the right of way of the West River Road with the North line of the right of way of State Road No. 5, Tamiami Trail, thence running Westerly 594.6 feet measured along the curve of the North line of said Tamiami Trail to a point; thence North 473 feet to a point; thence East 264 feet to an intersection with the West line of the right of way of West River Road; thence South 37° 18' East 541.7 feet along the West line of the right of way of the West River Road to the Point of Beginning, lying in the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 34, Township 39 South, Range 20 East.

LESS AND EXCEPT that portion taken by the State of Florida Department of Transportation and Sarasota County for additional right of way, described as Parcel 119 in that certain Order of Taking recorded April 17, 1974 in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida.

LESS AND EXCEPT that portion taken by the State of Florida Department of Transportation and Sarasota County for additional right of way, described as Parcel 100 in that certain Order of Taking recorded July 25, 1979 in Official Records Book 1319, Page 906, of the Public Records of Sarasota County, Florida.

ALSO LESS AND EXCEPT that portion conveyed to Sarasota County, a political subdivision of the State of Florida, by that certain Warranty Deed recorded October 14, 2010 under Official Records Instrument Number 2010125997, of the Public Records of Sarasota County, Florida.



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0787130003

Ownership:

US 41 & TAMIAMI TR LLC
 7901 4TH ST N, ST PETERSBURG, FL, 33702

Situs Address:

TAMIAMI TRL VENICE, FL, 34293

Land Area: 116,553 Sq.Ft.

Municipality: Sarasota County

Subdivision: 0000 - NOT PART OF A SUBDIVISION

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 34-39S-20E

Census: 121150027342

Zoning: OUE1 - OPEN USE ESTATE (1UNIT/5ACRE) = OUE

Total Living Units: 0

Parcel Description: BEG AT INTRS OF WLY R/W OF RIVER RD & N R/W OF TAMIAMI TRL TH WLY 594.6 FT ALG THE NLY LINE OF R/W OF SAID TAMIAMI TRAIL TH N 473 FT TH E 264 FT TO INTRS WITH WLY R/W OF W RIVER RD TH S 37-18 E 541.7 FT ALG WLY R/W OF W RIVER RD TO POB, LESS RD R/W IN OR 1054/1753 & OR 1319/907 & ORI 2010125997, SUBJ TO 14069 SF DRAINAGE ESMT TO SARASOTA COUNTY AS DESC IN ORI 2010125998, BEING SAME LANDS AS DESC IN ORI 2022174101

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ⁱ
2022	\$350,500	\$0	\$0	\$350,500	\$73,740	\$0	\$73,740	\$276,760
2021	\$174,100	\$0	\$0	\$174,100	\$67,036	\$0	\$67,036	\$107,064
2020	\$297,500	\$0	\$0	\$297,500	\$60,942	\$0	\$60,942	\$236,558
2019	\$172,700	\$0	\$0	\$172,700	\$55,402	\$0	\$55,402	\$117,298
2018	\$172,700	\$0	\$0	\$172,700	\$50,365	\$0	\$50,365	\$122,335
2017	\$172,700	\$0	\$0	\$172,700	\$45,786	\$0	\$45,786	\$126,914
2016	\$172,700	\$0	\$0	\$172,700	\$41,624	\$0	\$41,624	\$131,076
2015	\$155,800	\$0	\$0	\$155,800	\$37,840	\$0	\$37,840	\$117,960
2014	\$34,400	\$0	\$0	\$34,400	\$34,400	\$0	\$34,400	\$0
2013	\$32,700	\$0	\$0	\$32,700	\$32,700	\$0	\$32,700	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
5/22/2022	\$100	2022174101	11	HAUSER CAROL R	WD
8/24/1990	\$100	2241/1635	11	ERIKSON ROSE	PR
7/1/1985	\$0	1798/998	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/25/2023



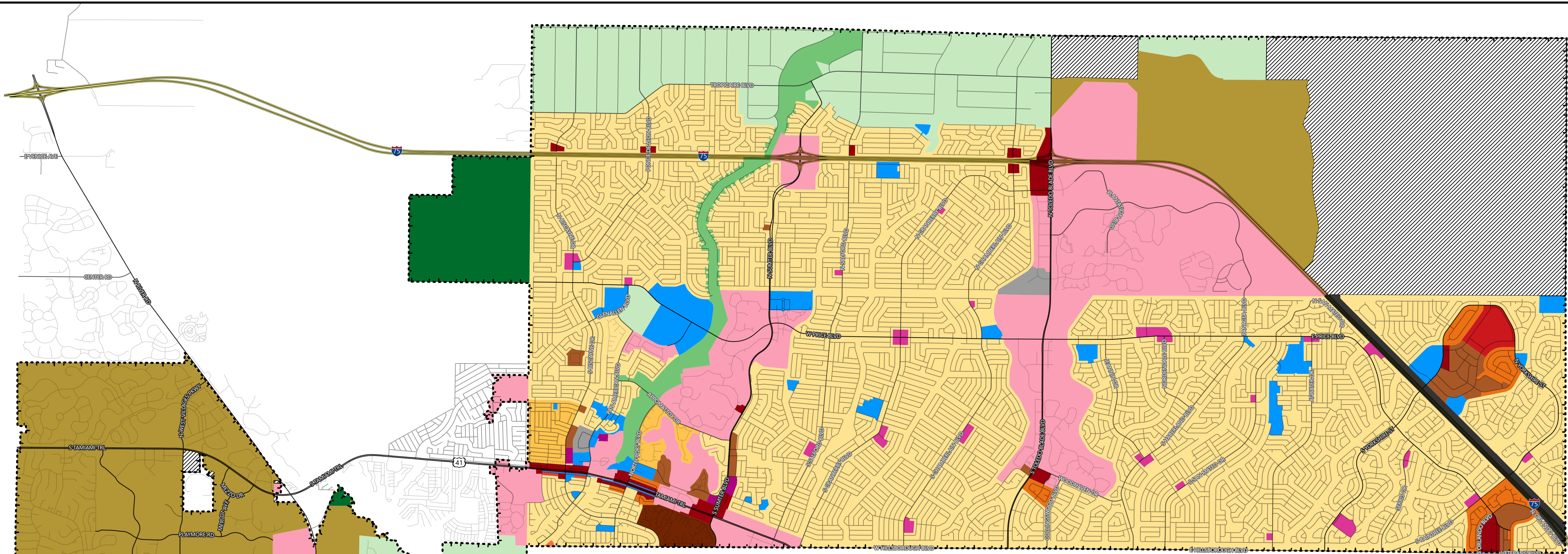
Flood Zone (Data provided by Sarasota County Government as of 1/23/2023)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

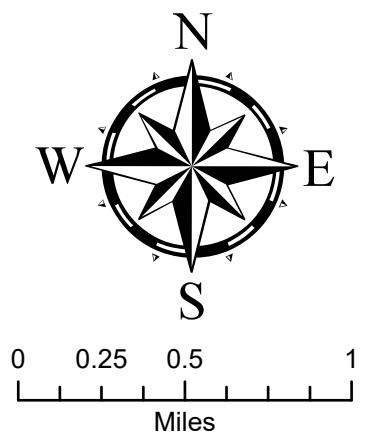
<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0370F	OUT	IN	AE	125144	7	OUT

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 861-5000
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.





City of North Port, Florida Zoning Map



Current Zoning

District

- (AG) Agriculture
- (CD) Conservation District
- (CG) Commercial General
- (CGS) Commercial General S
- (CLR) Commercial Redevelopment Low impact
- (COMREC) Commercial Recreation
- (GU) Government Use
- (ILW) Industrial/Light Warehouse
- (NC) Neighborhood Commercial

- (NZD) No Zoning Designation
- (OPI) Office/Professional/Institutional
- (PCD) Planned Community Development
- (RMF) Residential Multi-Family
- (RMH) Residential Manufactured Housing
- (ROS) Recreation/Open Space
- (RSF-2) Residential Single Family 2
- (RSF-3) Residential Single Family 3
- (RTF) Residential Two Family
- (UIC) Utility Industrial Corridor
- (V) Village

City of North Port

- City Boundary
- Streets**
- Primary Arterial
- Arterial
- Collector
- Local
- Private

Note: For description of zoning districts, see City of North Port Unified Land Development Code.

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

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 ± 2.491 acres of land into the City of North Port via ANX-23-129 on **Thursday, February 15, 2024, at 9:00 a.m.** or as may be continued thereafter.

A Public Hearing for the first reading of Ordinance No. 2024-02 will be held before the North Port City Commission on **Tuesday, February 27, 2024, at 6:00 p.m.**, or as soon thereafter as the matter may be heard to consider Ordinance No. 2024-02.

The second reading and final reading by the City Commission will be held on **Tuesday, March 5, 2024, at 10:00 a.m.** or as may be continued at the discretion of the Commission. The proposed annexation ordinance is described as follows:

Ordinance No. 2024-02: An Ordinance of the City of North Port, Florida, Annexing ± 2.491 acres of real property located on the Northwest corner of North River Road and South Tamiami Trail 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 the 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.**

Insert Map

Note: Proposed ANX-23-129 (boundary of the area) is depicted on this map. The proposed site contains ± 2.491 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 on the Northwest corner of North River Road and South Tamiami Trail. All interested parties are invited to appear and be heard in respect to this Annexation 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-23-129 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

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