



# STAFF REPORT

## Resolution 2020-R-40

### Abelove Lane, Partial vacation of platted rear utility and drainage easements (VAC-20-160)

**From:** Rhea Lopes, Planner  
 Sherry Willette-Grondin, Zoning Coordinator

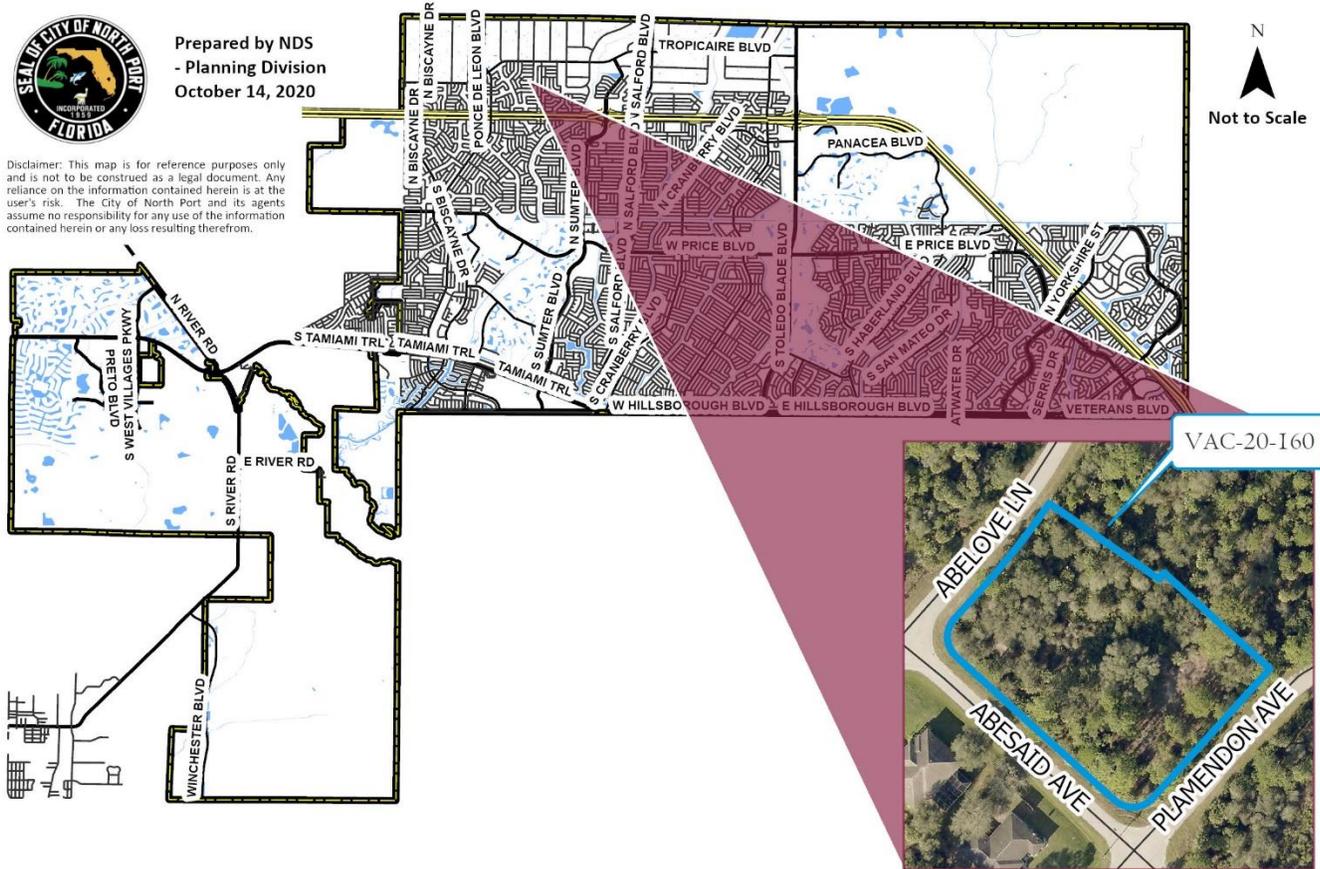
**Thru:** Nicole Galehouse, AICP, Planning Manager

**Date:** November 19, 2020



Prepared by NDS  
 - Planning Division  
 October 14, 2020

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.



- PROJECT:** Bettie Hughes Curtis petitions to partially vacate platted easements (Abelove Lane).
- REQUEST:** To partially vacate the platted rear (10) ten-foot utility and drainage easements to construct a single-family residence.
- APPLICANT:** Heather Weller on behalf of property owner, Bettie Hughes Curtis (**EXHIBIT A**-Warranty Deed and Affidavit)
- OWNER:** Bettie Hughes Curtis
- LOCATION:** Abelove Lane, PID #0946-14-7614
- PROPERTY SIZE:** +/- 1.04-acres
- ZONING:** Residential Single-Family District (RSF-2)

## I. BACKGROUND

On September 14, 2020, the Planning Division received an application petitioning the City of North Port to grant a partial vacation of the platted rear 10-foot utility and drainage easements located on lots 14, 15, 16 & 17, Block 1476, Thirtieth Addition to Port Charlotte Subdivision. The purpose of the vacation request is to construct a single-family residence across portions of the rear easements. If the request is granted, approximately 1450-square feet of easements 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, Bettie Hughes Curtis is requesting a partial vacation of the platted rear 10-foot utility and drainage easements to construct a single-family residence in the center of four combined lots to be used as one building site.

The proposed placement of the home will encroach substantially into portions of the rear 10-foot utility and drainage easements on lots 14, 15, 16 and 17, making it necessary to partially vacate these easements. The property is currently vacant and there are no active building permits for the site.

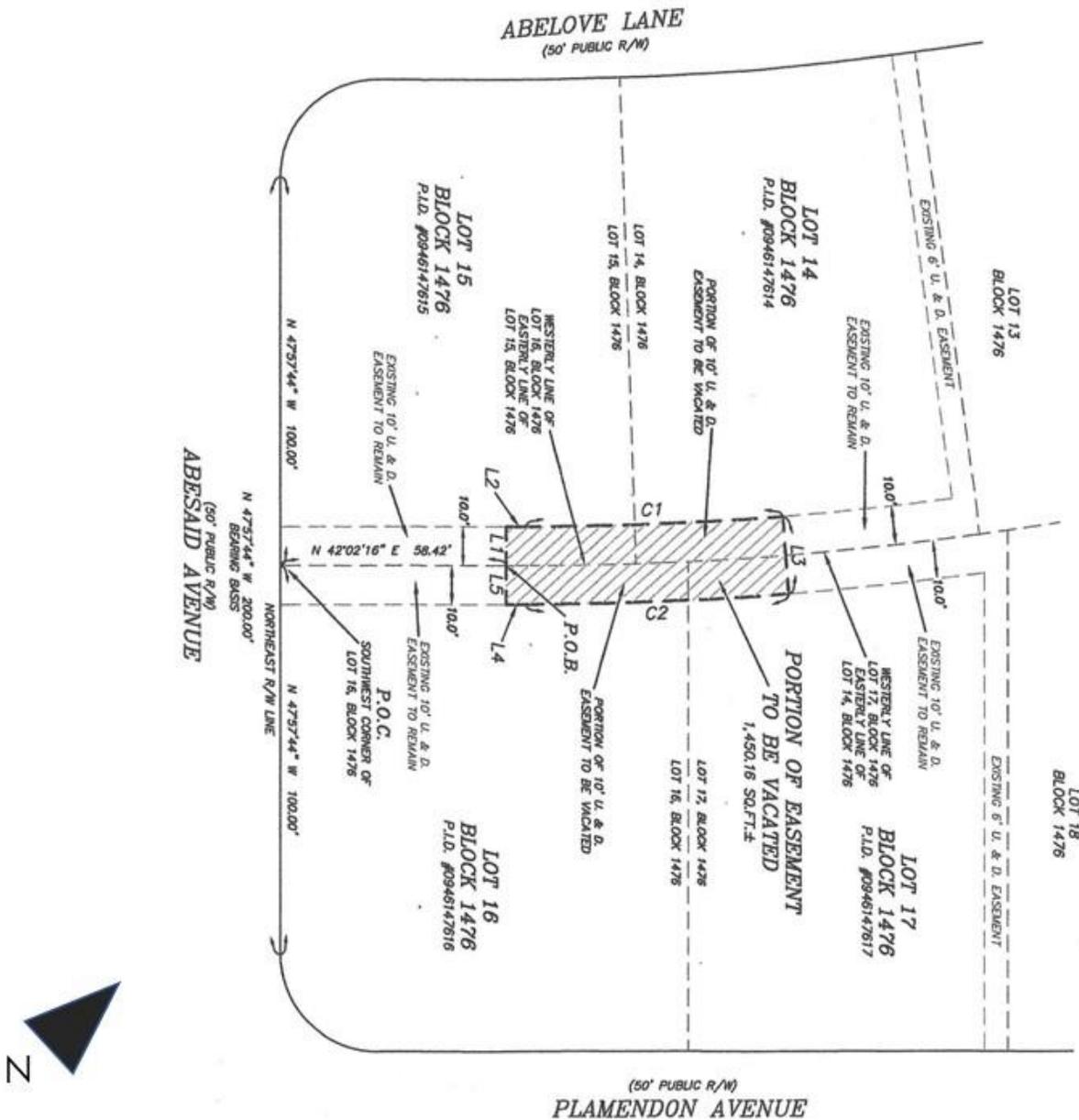


Figure 1 -Sketch and description of easements to be vacated

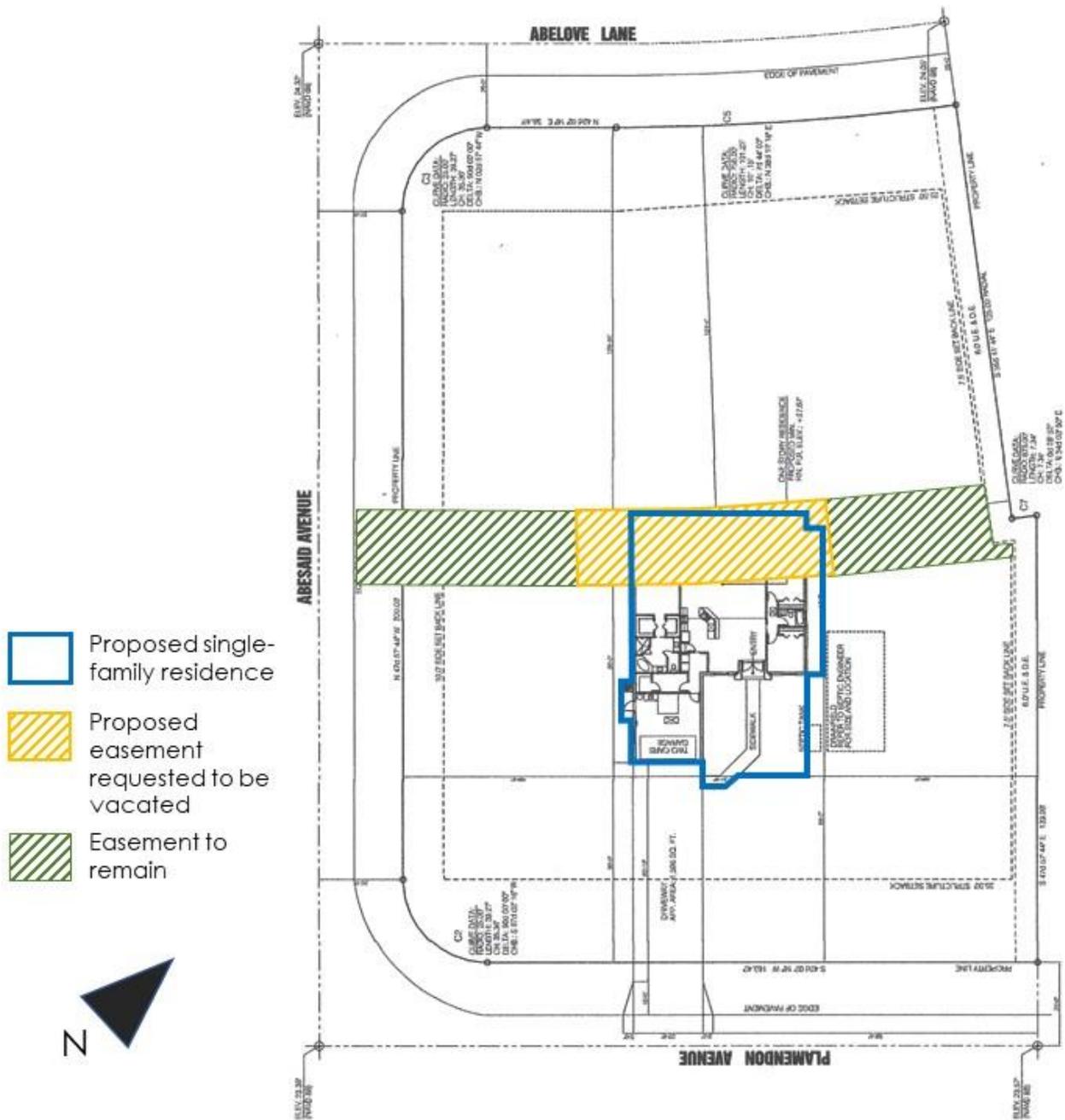


Figure 2- Site plan illustrating house placement across the easements

### III. REVIEW PROCESS

#### STAFF REVIEW

The following agencies have reviewed the request to partially vacate portions of 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**).

<b>Utility Agency</b>	<b>Response</b>
<b>Comcast/Truenet Communications</b>	Is granted
<b>North Port Public Works</b>	Is granted
<b>North Port Utilities</b>	Is granted
<b>City of North Port Fire/Rescue</b>	Is granted
<b>Florida Power and Light</b>	Is granted
<b>Frontier</b>	Is granted
<b>Amerigas</b>	Is granted

Based on the responses received, the request to partially 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 the accompanying Resolution 2020-R-40 as to form and correctness.



## IV. DATA & ANALYSIS

### FLORIDA STATUTES CHAPTER 177

#### **FLORIDA STATUTES CHAPTER 177**

Chapter 177 of the Florida Statutes provides requirements that regulate and control the platting of lands. Furthermore, Chapter 177.101 of the Florida Statutes lists the actions needed in making an application for vacation of plats either in whole or in part. The individual requesting a partial vacation of plat must give notice of their intention to apply to the governing body to vacate the plat by publishing a legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of said publication, together with proof that taxes have been paid.

Findings & Conclusion: The warranty deed provided to the City as a part of the application 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 this partial 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 August 29, 2020 and September 5, 2020 (**Exhibit C**) and in addition, provided to the City of North Port Planning Division an application to request a partial vacation of platted easements, proof of said publication, together with proof that taxes have been paid (**Exhibit D**).

**Staff concludes that Petition VAC-20-160 is consistent with Chapter 177 of the Florida Statutes.**

### ULDC CHAPTER 53

#### **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-20-160 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 August 29, 2020 and September 5, 2020 and in addition provided to the City of North Port Planning Division an application to request a partial vacation of platted easements, proof of said publication, together with proof that taxes have been paid.

**Staff concludes that the proposed Petition VAC-20-160 is consistent with Chapter 53 of the ULDC.**

## V. PUBLIC HEARING SCHEDULE

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	November 19, 2020 9:00 a.m. or thereafter
<b>City Commission Public Hearing</b>	December 8, 2020 10:00 a.m. or thereafter

## VI. RECOMMENDED ACTION

Approve Resolution 2020-R-40, Petition VAC-20-160.

## VII. ALTERNATIVE ACTIONS

- City Commission may deny Petition VAC-20-160. 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 home 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

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Grace Keane  
Gold Crest Title Services  
19700 Cochran Blvd., Unit B  
Port Charlotte, Florida 33948  
Our File No.: GC19-444

Doc Stamp-Deed: \$280.00



Property Appraisers Parcel Identification (Folio) Number: 0946147614; 15; 16; 17  
The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$40,000.00. Florida Documentary Stamps in the amount of \$280.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

# WARRANTY DEED

THIS WARRANTY DEED, made the 13 day of September 2019 by SALVATORE CUSUMANO, JR. and TONI CUSUMANO, husband and wife, whose post office address is 264 Laverne Avenue, Holbrook, NY 11741 herein called the Grantors, to BETTIE HUGHES-CURTIS whose post office address is 20270 Macon Lane, Port Charlotte, FL 33952, hereinafter called the 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lots 14, 15, 16 and 17, Block 1476, 30th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 15, Pages 14, 14A thru 14Q, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2018.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature  
JOSEPH BENITO  
Witness #1 Printed Name  
Elaina Foran  
Witness #2 Signature  
ELAINA FORAN  
Witness #2 Printed Name

[Signature]  
SALVATORE CUSUMANO, JR.  
[Signature]  
TONI CUSUMANO

STATE OF NEW YORK  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September 2019 by SALVATORE CUSUMANO, JR. and TONI CUSUMANO who are personally known to me to have produced Dr. Lic as identification.

SEAL

LISA A. SCOTTO  
NOTARY PUBLIC, State of New York  
NO. 01SC5021439  
Qualified in Suffolk County  
Commission Expires: July 24, 2022

[Signature]  
Notary Public  
LISA A SCOTTO  
Printed Notary Name

**AFFIDAVIT**

Exhibit A

I (the undersigned), Heather Guy-Weller 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 17 day of September, 2020

Heather Guy-Weller  
Signature of Applicant or Authorized Agent

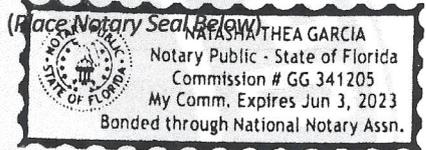
Heather Guy-Weller Agent  
Print Name and Title

STATE OF Florida

COUNTY OF Charlotte

The foregoing instrument was acknowledged by me this 17<sup>th</sup> day of September, 2020, by Heather Weller who is personally known to me or has produced FL DL as identification.

[Signature]  
Signature - Notary Public



**AFFIDAVIT**

**AUTHORIZATION FOR AGENT/APPLICANT**

I, Bettie Hughes Curtis, property owner, hereby authorize Heather Guy-Weller to act as Agent on our behalf to apply for this application on the property described as (legal description) 0946-14-7614

Bettie Hughes Curtis  
Owner

9/17/2020  
Date

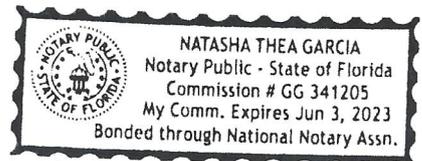
STATE OF Florida

COUNTY OF Charlotte

The foregoing instrument was acknowledged by me this 17<sup>th</sup> day of September, 2020, by Bettie Curtis who is personally known to me or has produced FL DL as identification.

[Signature]  
Signature - Notary Public

(Place Notary Seal Below)





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: September 17, 2020

PETITION NO: VAC-20-160

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 14,15,16&17, Block 1476, of the 30th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 14, 14A-14Q, of the Public Records of Sarasota County, Florida, also known as street address: PID#0946147614.

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 Sept 28, 2020 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Kevin Miller
Digitally signed by Kevin Miller
Date: 2020.09.17 09:49:43 -04'00'
Signature
941-809-8890
Phone No.

9/17/2020
Date
Comcast
Name of Utility

Please e-mail responses to swillette@cityofnorthport.com

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

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



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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 Sept 28, 2020 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: Anthony C. Payne
941-240-8079
Phone No.

Date: 09/17/2020
Name of Utility: NPPW

Please e-mail responses to swillette@cityofnorthport.com

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Exhibit B



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Fax: 941.429.7154



VACATION OF EASEMENT

DATE: September 17, 2020

PETITION NO: VAC-20-160

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 Sept 28, 2020 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.

Darrell Smith
Signature
2408021
Phone No.

09/17/2020
Date
NP Utilities
Name of Utility

Please e-mail responses to swillette@cityofnorthport.com

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Fax: 941.429.7154



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DATE: September 17, 2020

PETITION NO: VAC-20-160

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 Sept 28, 2020 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: 2020.09.17 09:53:24 -04'00'

Signature

(941) 240-8180

Phone No.

9/17/2020

Date

North Port Fire Rescue

Name of Utility

Please e-mail responses to swillette@cityofnorthport.com

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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: 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.

Melanie Tschetter

Signature

Date

Phone No.

Name of Utility

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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 Sept 28, 2020 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: 2020.09.17 10:21:42 -04'00'

Signature

(941) 266-9218

Phone No.

9/17/2020

Date

Frontier Florida LLC

Name of Utility

Please e-mail responses to swillette@cityofnorthport.com

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**Rhea Lopes**

---

**From:** Williams, Chad <Chad.Williams@amerigas.com>  
**Sent:** Tuesday, September 29, 2020 12:58 PM  
**To:** Rhea Lopes; Vandermark, Joseph  
**Cc:** Sherry Willette  
**Subject:** [EXTERNAL] RE: Vacation of Easement - VAC-20-160 Hughes Curtis Residence

**Importance:** High

**Caution: External Email. Be careful opening links and attachments**

No objection.

**Chad Williams**

AmeriGas  
Area Manager

**Immokalee**

211 Jerome Ave  
Immokalee, FL 34142  
239-657-2466  
m) 814-494-2322

[chad.williams@amerigas.com](mailto:chad.williams@amerigas.com)

**Naples**

3940 Prospect Ave #105  
Naples, FL 34104  
239-597-4554



---

**From:** Rhea Lopes [mailto:rlopes@cityofnorthport.com]  
**Sent:** Tuesday, September 29, 2020 12:38 PM  
**To:** Williams, Chad; Vandermark, Joseph  
**Cc:** Sherry Willette  
**Subject:** RE: Vacation of Easement - VAC-20-160 Hughes Curtis Residence  
**Importance:** High

**WARNING:** This message came from an external source. Please exercise caution when opening any attachments or clicking on links.

Hi Chad and Joseph,

Hope you are doing well.

I wanted to confirm if Amerigas had any objection to this Vacation of Easement. Please let me know as soon as possible. If I do not receive a reply by Thursday, October 1, 2020, I will assume that there is no objection.

Thank you,  
**Rhea Lopes**

Planner

Neighborhood Development Services Department  
Planning Division  
4970 City Hall Blvd.  
North Port, FL 34286  
O 941.429.7005  
M 941.356.3007

[www.cityofnorthport.com](http://www.cityofnorthport.com) "Achieve Anything"

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

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**From:** Rhea Lopes

**Sent:** Thursday, September 17, 2020 9:16 AM

**To:** cmarple@truenetcommunications.com; Chuck Speake <cspeake@cityofnorthport.com>; Darrell Smith <dsmith@cityofnorthport.com>; Melanie.Tschetter@fpl.com; michael.e.little@ftr.com; Peter Marietti III <pmarietti@cityofnorthport.com>; Scott Titus <stitus@cityofnorthport.com>; stephen.waidley@ftr.com; Tony Payne <tpayne@cityofnorthport.com>; Brown, Paul <Brown\_Paul@comcast.com>; GREEN, TIMOTHY <TIMOTHY\_GREEN@comcast.com>; Williams, Chad <Chad.Williams@amerigas.com>; joseph.vandermark@amerigas.com

**Cc:** Sherry Willette <swillette@cityofnorthport.com>

**Subject:** Vacation of Easement - VAC-20-160 Hughes Curtis Residence

**Importance:** High

Good Morning,

We have received an application for Vacation of Easement for property PID: 0946147614. The form for utilities agencies, with a sketch and description of easements to be vacated, is attached to this email. Kindly complete the attached form and send it back to me via email at [rlopes@cityofnorthport.com](mailto:rlopes@cityofnorthport.com) by end of day on **September 28, 2020**.

If you have any further questions regarding the project, feel free to reach me via email or at the numbers listed below.

Thank you for your time. Have a good day.

Best,  
**Rhea Lopes**  
Planner

Neighborhood Development Services Department  
Planning Division  
4970 City Hall Blvd.  
North Port, FL 34286  
O 941.429.7005 (Wed, Thurs)  
M 941.356.3007 (Mon, Tues, Fri)

[www.cityofnorthport.com](http://www.cityofnorthport.com) "Achieve Anything"

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**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 Clerk of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** was published in said newspaper in the issues of:

**08/29/2020, 09/05/2020**

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

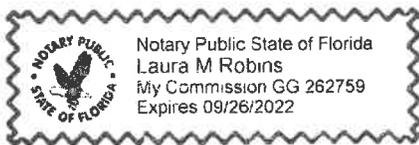
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has 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.

*Melinda Prescott*  
(Signature of Affiant)

Sworn and subscribed before me this 14<sup>th</sup> day of October, 2020.

*Laura M Robins*  
(Signature of Notary Public)

Personally known  X  OR   Produced Identification



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

Notice is hereby given pursuant to the provisions of Section 177.10(4), Florida Statutes, that Bettie Hughes Curtis, the property owner intend to petition the City of North Port to vacate a portion of an easement lying over, under and across portions of Lots 14, 15, 16 and 17, Block 1476, 30th addition to Port Charlotte Subdivision, According to The Plat thereof, recorded in Plat book 15, pages 14 and 14A through 14Q, Public Records of Sarasota County, Florida and being more particularly described as follows:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 1476, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING THE THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 14 AND 14A THROUGH 14Q, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF OF SAID LOT 16, N 42°02'16" E.

A DISTANCE OF 58.42 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, N 47°57'44" W, DISTANCE OF 10.00 FEET; THENCE N 42°02'16" E, A DISTANCE OF 4.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: A RADIUS OF 865.00 FEET, DELTA ANGLE OF 04°25'18" A CHORD BEARING OF N 39°49'37" E AND A CHORD LENGTH OF 66.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 66.76 FEET; THENCE S 52°23'02" E, A DISTANCE OF 20.00 FEET TO A POINT OF A CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 885.00 FEET, DELTA ANGLE OF 04°25'18" A CHORD BEARING OF S 39°49'37" W AND A CHORD LENGTH OF 68.28 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 68.30 FEET; THENCE S 42°02'16" W, A DISTANCE OF 4.98 FEET; THENCE N 47°57'44" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID PORTION OF EASEMENT TO BE VACATED ALL ALL LYING AND BEING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, PORTION CONTAINING 1,450.16 SQUARE FEET, MORE OR LESS. Publish: August 29, 2020 and September 5, 2020 395956 3763996

**SARASOTA COUNTY TAXING AUTHORITIES  
2020 NOTICE OF PROPOSED PROPERTY TAXES AND  
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS**

**DO NOT PAY  
THIS IS NOT A BILL**

ACCOUNT #: 0946147614

①

SITE ADDRESS:  
ABELOVE LN



N

EVACUATION LEVEL: E

LOCATION DESCRIPTION:  
LOTS 14, 15, 16 & 17, BLK 1476, 30TH ADD TO PORT  
CHARLOTTE

HUGHES-CURTIS BETTIE  
20270 MACON LN  
PORT CHARLOTTE FL 33952-3826



**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY	PRIOR YEAR TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT YEAR TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Sarasota County	0	3.2075	0.00	15,200	3.1232	47.47	3.2149	48.87
County Debt	0	0.1317	0.00	15,200	0.1317	2.00	0.1253	1.90
Legacy Trail Debt	0	0.0419	0.00	15,200	0.0419	0.64	0.0688	1.05
County Mosquito	0	0.0520	0.00	15,200	0.0506	0.77	0.0510	0.78
County Hospital Bd	0	1.0420	0.00	15,200	1.0142	15.42	1.0420	15.84
SWFWMD	0	0.2801	0.00	15,200	0.2669	4.06	0.2669	4.06
WCIND	0	0.0394	0.00	15,200	0.0380	0.58	0.0394	0.60
School Board - State	0	3.6950	0.00	15,200	3.6151	54.95	3.7270	56.65
School Board - Local	0	3.2480	0.00	15,200	3.1778	48.30	3.2480	49.37
North Port	0	3.8735	0.00	15,200	3.6699	55.78	3.8735	58.88
<b>AD VALOREM TOTALS</b>		15.6111	0.00		15.1293	229.97	15.6568	238.00
<b>AD VALOREM AND NON-AD VALOREM TOTALS</b>			0.00			680.93		688.96

**PROPERTY APPRAISER VALUE INFORMATION**

RESIDENTIAL	APPLIES TO	PRIOR VALUE	CURRENT VALUE
MARKET VALUE		0	15,200
ASSESSED VALUE	ALL TAXES	0	15,200
ASSESSED VALUE	NON-SCHOOL TAXES	0	15,200
APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	ALL COUNTY TAXES	0	0
LIMITED INCOME SENIOR	ALL CITY TAXES	0	0
HISTORIC	COUNTY OPERATING	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, or if you are entitled to an exemption or classification that is not reflected, contact one of the Sarasota County Property Appraiser offices below:

2001 Adams Lane • Sarasota, FL • 34237  
4000 S. Tamiami Trail • Venice, FL • 34293  
Customer Service (941) 861-8200

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at [www.SC-PA.com](http://www.SC-PA.com). Petitions must be filed with the Clerk to the Value Adjustment Board or at [www.SarasotaClerk.com](http://www.SarasotaClerk.com).

**Petitions must be filed on or before  
September 11, 2020**

See reverse side for Non-Ad Valorem Assessments scheduled to appear on your final tax bill.

# Florida Tax Collector

Barbara Ford-Coates – serving Sarasota County



[Home](#) [Property Tax](#) [Business Tax](#) [EBilling](#) [Checkout](#)

2

\$0.00  
[CHECK OUT](#)

**Note:** This website is undergoing final transition before its official release. Information and account status should be verified with the Sarasota County Tax Collector before being used for sales, closings or payment amounts. All information publicly present on this website is public record under Florida law.

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## Account Information

Last Update: 8/25/2020 12:54:28 PM

Account Number: 0946147614    Property Type: Real Property    Status: Active

[E-BILLING](#)

### Owners:

HUGHES-CURTIS BETTIE

### Mailing Address:

20270 MACON LN  
PORT CHARLOTTE, FL 33952

### Lender:

NEW OWNER

### Legal Description:

0946-14-7614 LOT 14 BLK 1476 30TH ADD TO PORT CHARLOTTE

### Property Address:

ABELOVE LN  
CITY OF NORTH PORT, FL

## Property Tax

Total Due: \$0.00

[+ Bills Paid](#)