



## 7724 Grafton Road

Vacation of the Platted Rear Easement - (Petition VAC-24-042),  
Resolution No. 2024-R-31

# STAFF REPORT

**From:** David Brown, Planner I

**Thru:** Hank Flores, AICP, CFM, Planning and Zoning Manager

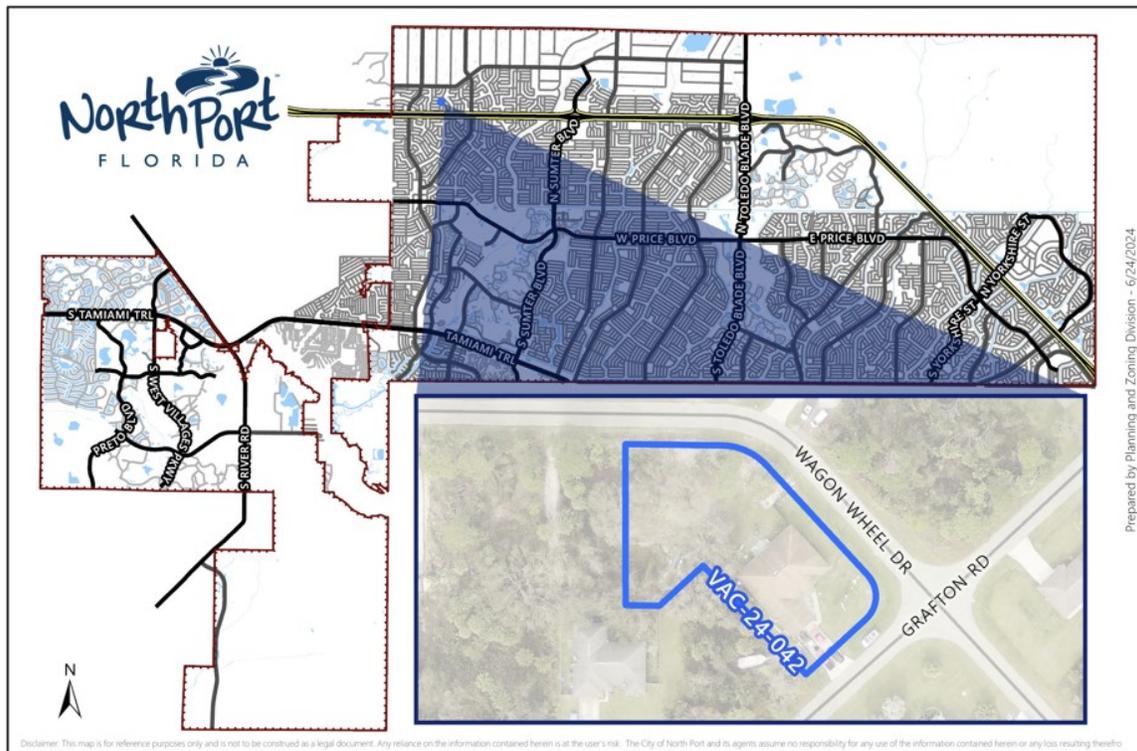
**Thru:** Lori Barnes, AICP, CPM, Assistant Director Development Services

**Thru:** Alaina Ray, AICP, Development Services Director

**Thru:** Jason Yarborough, ICMA-CM, Deputy City Manager

**Thru:** A. Jerome Fletcher III, ICMA-CM, MPA, City Manager

**Date:** July 11, 2024



Prepared by Planning and Zoning Division - 6/24/2024

- PROJECT:** Vacation of the platted rear easement,
- REQUEST:** Vacate the rear 10-foot Utility and Drainage easement in order to construct an in-ground swimming pool and pool cage
- APPLICANTS:** Derek and Alida Schiller (**Exhibit A—Affidavit**)
- OWNERS:** Derek and Alida Schiller (**Exhibit A—Warranty Deed**)
- LOCATION:** 7724 Grafton Road (PID: 0949-13-9111)
- PROPERTY SIZE:** ± 0.51 Acre (22,400 square feet)
- ZONING:** Residential Single Family 2 (RSF-2)

# I. BACKGROUND

On March 13, 2024, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of the platted rear 10-foot Utility and Drainage easement located on Lot 11, Block 1391 of the 28th Addition to the Port Charlotte Subdivision. The applicant is requesting to vacate the 10-foot rear easement, containing approximately 900 square feet, in order to allow for the Construction of a swimming pool and screen cage. The subject property is zoned Residential Single Family 2 (RSF-2) with a Future Land Use designation of Low Density Residential.

# II. PROJECT SUMMARY

Derek and Leann Schiller are requesting a vacation of a ±900 square foot portion of the platted rear 10-foot Utility and Drainage easement on Lot 11 to allow for construction of a swimming pool and screen cage.

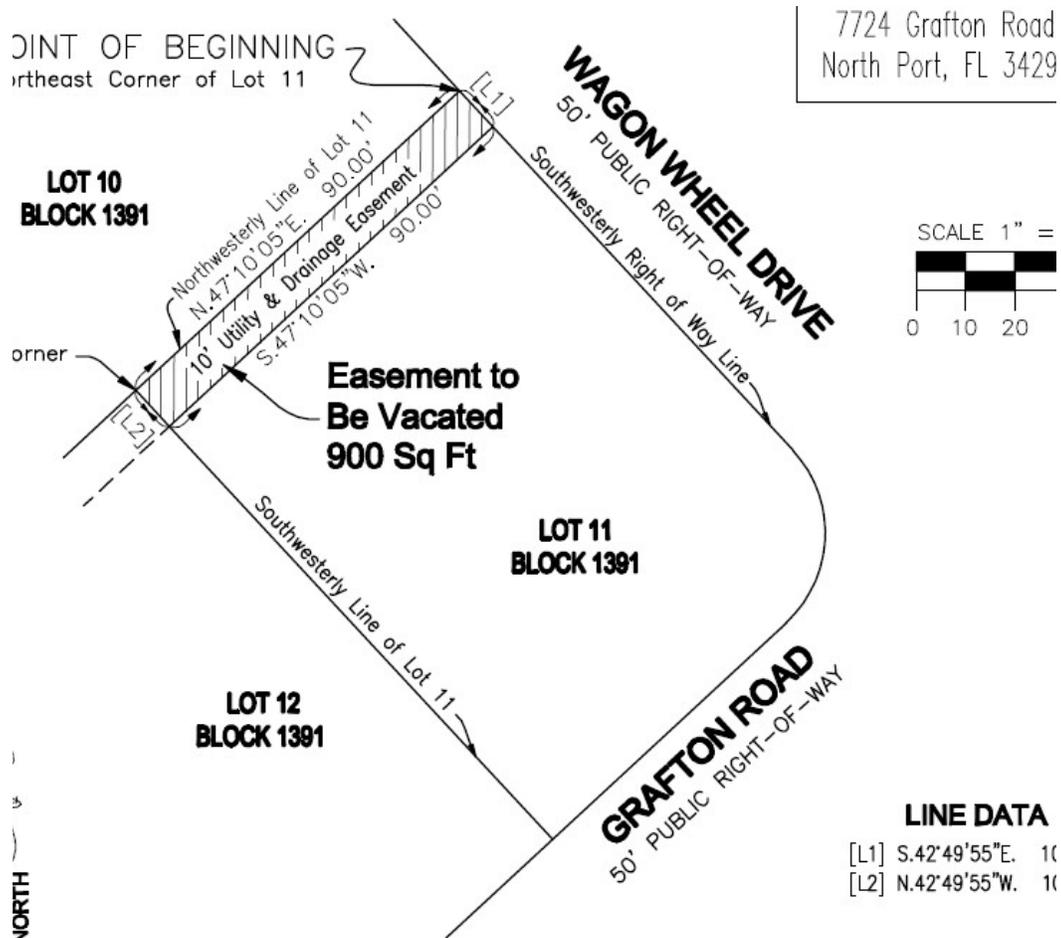


Figure 1—Sketch and description of easements to be vacated

### III. REVIEW PROCESS

#### STAFF REVIEW

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

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

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

Based on the responses received, the request to vacate the rear 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.

#### CITY ATTORNEY REVIEW

The City Attorney has reviewed the accompanying Resolution 2024-R-31 as to form and correctness.

## IV. DATA AND ANALYSIS

### FLORIDA STATUTES

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

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

Findings & Conclusion: The warranty deed and affidavit provided to the City as a part of the application established that the property owners own the fee simple title of the subject property, and have authorized the applicant to file the subject application. Based on staff review (detailed as a part of Section III of this document), as well as the due-diligence correspondence with Utility agencies, it is determined that this vacation of the platted rear maintenance easement does not affect the ownership or right of convenient access of persons owning any other parts of the subdivision. The applicant filed a notice of intent to petition the City of North Port to vacate a portion of the rear utility easement by publishing a legal notice in the North Port Sun newspaper on April 17, 2024, and April 27, 2024 (**Exhibit C—Notice of Intent**). Additionally, the applicant has provided to the City of North Port Planning and Zoning Division, an application to request a partial vacation of the platted rear maintenance easement, a Publisher’s Affidavit, certification that taxes have been paid, and all other requisite documents (**Exhibit D— Certification that all applicable taxes have been paid**).

### ULDC CHAPTER 53

#### **CHAPTER 53 ZONING REGULATIONS**

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

Findings & Conclusion: Staff reviewed the Petition VAC-24-042 relative to ULDC Chapter 53 Zoning Regulations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the applicant did file a notice of intent to apply to the City of North Port Planning & Zoning Division for two weekly issues on April 28, 2024, and May 5, 2024. Additionally, the applicant provided to the City of North Port Planning and Zoning Division, an application to request a

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

**Staff concludes that the proposed Petition VAC-24-042 is consistent with Chapter 53 of the ULDC.**

## V. RECOMMENDED MOTION

### Planning & Zoning Advisory Board

MOTION TO APPROVE: I move to recommend approval to the City Commission of Resolution No. 2024-R-31, as presented.

#### CITY COMMISSION

MOTION TO APPROVE: I move to approve Resolution No. 2024-R-31, as presented.

## VI. ALTERNATIVE MOTIONS

### PLANNING & ZONING ADVISORY BOARD

MOTION TO DENY: I move to recommend denial to the City Commission of Resolution No. 2024-R-31.

#### CITY COMMISSION

MOTION TO DENY: I move to deny Resolution No. 2024-R-31.

## VII. PUBLIC HEARING SCHEDULE

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	July 11, 2024 9:00 AM or as soon thereafter
<b>City Commission Public Hearing</b>	September 10, 2024 10:00 AM or as soon thereafter

## VIII. EXHIBITS

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

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2023080563 2 PG(S)

5/17/2023 4:09 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3032555

Doc Stamp-Deed: \$238.00

Prepared by and Return To:  
Greg Fisher  
Fidelity National Title of Florida, Inc.  
189 Center Road  
Venice, FL 34285

Order No.: FTPA23-131217

APN/Parcel ID(s): 0949139109  
0949139110

WARRANTY DEED

THIS WARRANTY DEED dated MAY 15, 2023, by Contra Risk Consulting LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Derek Schiller, whose post office address is 7724 Grafton Rd., North Port, FL 34291, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Parcel (s) 1

Lot 9, Block 1391, Twenty-Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 12, of the Public Records of Sarasota County, Florida.

And

Parcel (s) 2

Lot 10, Block 1391, Twenty-Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 12, of the Public Records of Sarasota County, Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

**WARRANTY DEED**

(continued)

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

X [Signature]  
 Witness Signature

X Gregory M. Fisher  
 Print Name

X [Signature]  
 Witness Signature

X Terri A. Reese  
 Print Name

Contra Risk Consulting LLC, a Florida Limited Liability Company

X BY: [Signature]  
 Artur Janta-Lipinski  
 Manager

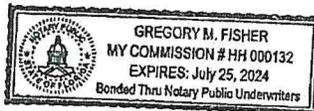
Address: 35 Grand Palms Blvd.  
 Englewood, FL 34223

State of FLORIDA

COUNTY of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of MAY, 2023, by Artur Janta-Lipinski, Manager, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

X [Signature]  
 Name: \_\_\_\_\_  
 Notary Public in and for the State of FLORIDA  
 My Commission Expires: \_\_\_\_\_



BE NEAREST WITNESSES RELATIVE TO ME AND PRINT YOUR NAME

**AFFIDAVIT**

I (the undersigned), Derek L. Schiller 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 17th day of July, 20 23

[Signature]  
Signature of Applicant or Authorized Agent

Derek L. Schiller / owner  
Print Name and Title

STATE OF Florida COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 17th day of July, 20 23, by Derek Schiller who is personally known to me or has produced

\_\_\_\_\_ as identification, and who did/did not take an oath.

[Signature]  
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.

\_\_\_\_\_  
Signature - Notary Public

(Place Notary Seal Below)

**AFFIDAVIT**

I (the undersigned), Alida Schiller being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 24<sup>th</sup> day of April, 2024

Alida Schiller  
Signature of Applicant or Authorized Agent

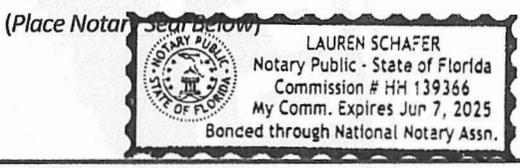
Alida Schiller / owner  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 24<sup>th</sup> day of April, 2024, by Alida Schiller who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Signature - Notary Public



**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

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

Owner \_\_\_\_\_ Date \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
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: April 1, 2024

PETITION NO: VAC-24-042

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 10 & 11, Block 1391, of the 28th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 12, 12A-12K, of the Public Records of Sarasota County, Florida, also known as street address: 7724 Grafton Road North Port, FL.

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

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

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

Please respond by April 11, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Peter J. Marietti III Digitally signed by Peter J. Marietti III Date: 2024.04.02 11:45:18 -04'00'

Signature

941.240.8180

Phone No.

April 2, 2024

Date

North Port Fire Rescue District

Name of Utility

Please email responses to dbrown@northportfl.gov

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

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



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

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

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Please respond by April 11, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Bradley Brenner Digitally signed by Bradley Brenner
Date: 2024.04.01 15:12:39 -04'00'

Signature
941-423-4847
Phone No.

04/011/2024

Date
FPL
Name of Utility

Please email responses to dbrown@northportfl.gov

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

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Please respond by April 11, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Stephen A. Waidley Digitally signed by Stephen A. Waidley Date: 2024.04.01 14:57:56 -04'00'

Signature

(941) 266-9218

Phone No.

4/1/2024

Date

Frontier Florida LLC

Name of Utility

Please email responses to dbrown@northportfl.gov

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PETITION NO: VAC-24-042

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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Please respond by April 11, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Anthony C. Payne
Signature

04/01/2024
Date

Phone No.

NPPW
Name of Utility

Please email responses to dbrown@northportfl.gov

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[Signature]
Signature

240 8021
Phone No.

04-02-24
Date

NP UTILITIES
Name of Utility

Please email responses to dbrown@northportfl.gov

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PHOTOS PROVIDED

Better Together hosts Parents' Night Out for families Friday, May 17 in Arcadia.

# Arcadia nonprofit to host Parents' Night Out

May 17 event offers parents, caregivers time to do necessities

**STAFF REPORT**

ARCADIA — A nonprofit is hoping to help parents in Arcadia, if only for a few hours.

Parents' Night Out, being hosted by Better Together, is set from 6-8:30 p.m. Friday, May 17.

"As a parent, having a night off to take a break, catch up on errands or do something for yourself is important," Better Together CEO Megan Rose stated in a news release. "Parents' Night Out grants children a night full of fun and gives parents time away with the reassurance that their children are being cared for by

background-checked volunteers."

Caregivers, that can be parents, grandparents or others, will have the opportunity to have no-cost care for children from infant to 17 years old, the news release stated.

"Better Together will provide background-checked volunteers in addition to dinner, games and fun for children to enjoy while parents are away," it stated.

It will take place at Calvary Baptist Church, 48 N. 15th Ave. in Arcadia. For anyone interested in the event, they can register at BetterTogetherUS.org/PNO-Registration or by calling 239-470-2733.

Anyone who would like to become a volunteer can visit BetterTogetherUS.org/Better-Families/Volunteer/Learn-More.



Better Together hosts Parents' Night Out for families Friday, May 17 in Arcadia.



PHOTO PROVIDED

Florida Power & Light employee Barbara Carroll volunteered April 27 at Lotus Center for Autism in Port Charlotte.

# FPL volunteers in Port Charlotte

**STAFF REPORT**

PORT CHARLOTTE — Workers and family members of Florida Power & Light spent some time volunteering during April.

It was National Volunteer Month.

Most recently, a group worked at Lotus Center for Autism in Port Charlotte. "Volunteers sorted

books to create a library for older students and beautified the facility — with the goal of powering strong communities and making them a better place to live, work and raise a family," FPL officials stated in a news release.

It was also done in anticipation of Join Hands Day, which is May 4.

SUN
PUBLIC NOTICES

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FloridaPublicNotices.com

Call Weekdays: 941-206-1025

Email: Legals@YourSun.com

To view today's legal notices and more visit, [www.floridapublicnotices.com](http://www.floridapublicnotices.com)

## Legal Notices

05/05/2024

### NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 20 TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
Case No. 2400600CA

In re:  
Royal Palm Press, Inc., a Florida Profit Corporation, Assignor,

To:  
Kenneth A. Welt, Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES  
PLEASE TAKE NOTICE that on March 5, 2024, a Petition commencing an Assignment for the Benefit of Creditors pursuant to Chapter 727 of the Florida Statutes, was made by Royal Palm Press, Inc., ("Assignor"), with its principal place of business at 25560 Technology Blvd., Punta Gorda, Florida 33950 to Kenneth A. Welt, as Assignee ("Assignee"), whose office is located at 4581 Weston Road, Suite 355, Weston, Florida 33331. Pursuant to Florida Statutes §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727 and except in the case of a secured creditor enforcing its rights and collateral under Chapter 679, Fla. Stat. There shall be no levy, execution, attachment, or the like in respect of any judgment against assets of the estate, other than real property, in the possession, custody or control of the Assignee.

YOU ARE HEREBY further notified that in order to receive a dividend, if any, in this proceeding you must file a Proof of Claim and mail to the Assignee, Kenneth A. Welt, 4581 Weston Road, Suite 355, Weston, Florida 33331, on or before July 3, 2024 (120 days from the date the Petition was filed).

Dated this 19th day of March, 2024.  
David A. Blansky, Esq.  
Florida Bar No. 1033002  
Counsel for Assignee  
66 West Flagler Street, Suite 400  
Miami, Florida 33130  
Tel: 786-433-3866 || Fax: 786-260-0269  
dblansky@dunnlawpa.com  
Publish: 04/14/24, 04/21/24, 04/28/24, 05/05/24  
436353 3923603

### NOTICE OF MEETING

**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2024 MEETINGS**

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2024 at 1:00 p.m., or as soon thereafter as the matter may be heard at the locations and on the dates referenced below.

The following meeting will be held at 1:00 p.m., at the **Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224.**

**May 16, 2024**

The following meetings will be held at 1:00 p.m. at the **Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954:**

**June 20, 2024  
July 18, 2024  
August 15, 2024  
September 19, 2024**

The purpose of the meetings is for the Board to consider any

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### NOTICE OF MEETING

business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://tucker-spoincdd.net/>.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
Publish: 05/05/24  
425876 3928099

### CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2024 MEETINGS

The Board of Supervisors ("Board") of the Coral Creek Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2024 at 1:00 p.m., or as soon thereafter as the matter may be heard at the locations and on the dates referenced below.

The following meeting will be held at 1:00 p.m., at the **Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224.**

**May 16, 2024**

The following meetings will be held at 1:00 p.m. at the **Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954:**

**June 20, 2024  
July 18, 2024  
August 15, 2024  
September 19, 2024**

The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://coralcreekcdd.net/>.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
Publish: 05/05/24  
427283 3928104

### NOTICE OF MEETING

**THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MAY MEETING**

Notice is hereby given that the previously scheduled May 9, 2024 Regular Meeting of Board of Supervisors ("Board") of The Cove at Rotonda Community Development District ("District") has been rescheduled to be held on May 21, 2024 at 11:00 a.m., at the **Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950.**

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
Publish: 05/05/24  
434168 3928106

### NOTICE OF SALE

**PUBLIC SALE FOR CASH:**  
STEVE'S TOWING gives notice that on 05/17/2024 at 09:00 AM the following vehicle(s) may be sold by public sale at 23423 JANICE AVE LOT D PORT CHARLOTTE FL 33980 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.  
LOWHDN103N1000405 2022 HAOS  
Publish: 05/05/24  
274754 3926805

**PUBLIC SALE FOR CASH:**  
On 05/17/2024 at 8:00 AM an auction will take place at **6415 Florida St., Punta Gorda, FL 33950.** The vehicles which will be auctioned include:  
1FTEX1EW3AKE80965  
2010 FORD  
1GTEK14T33Z233137  
2003 GMC  
Publish: 05/05/24  
403890 3927724

### OTHER NOTICES

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, STATE OF FLORIDA  
JUVENILE DIVISION  
CASE NO.: 22-37-D-CJ

IN THE INTEREST OF:  
C.M. DOB: 11/11/2015  
J.M. DOB: 03/31/2017  
Minor Children

THE STATE OF FLORIDA - TO: **HEATHER KRIZ**

### SUMMONS AND NOTICE

You are hereby notified that an **Involuntary Petition** under oath, a copy of which is attached hereto, has been filed in the above-styled Court for the **TERMINATION OF PARENTAL RIGHTS** of the child(ren), You are commanded to appear in person before the Honorable Mary C. Evans, at the Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950 on:

**Wednesday, May 15, 2024 at 9:00 a.m.**

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF YOUR CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED,**

To view today's legal notices and more visit, [www.floridapublicnotices.com](http://www.floridapublicnotices.com)

### OTHER NOTICES

**YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THE PETITION FOR TERMINATION OF PARENTAL RIGHTS.**

Pursuant to Section 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

**WITNESS BY HAND** as the Clerk of Said Court and the seal thereof, this 4/10/2024 day of April, 2024.

CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA  
By:  
Deputy Clerk

### AMERICANS WITH DISABILITIES ACT

In accordance with the Americans With Disabilities Act persons needing a special accommodation to participate in this proceeding should contact the Administrative Services Manager whose office is located at 350 East Marion Avenue, Punta Gorda, Florida 33950, telephone number (941) 637-2110; 1-800-955-8771(TDD), or 1-800-955- 8770(v), via Florida Relay Service, not later than seven (7) days prior to the proceeding. If you are hearing impaired, call 711.

Publish: 04/14/24, 04/21/24, 04/28/24, 05/05/24  
396521 3925742

### NOTICE OF INTENT CITY OF NORTHPORT, SARASOTA COUNTY, FLORIDA

TO WHOM IT MAY CONCERN  
Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes, that Derek & Aida Schiller owners, intends to petition the City of North Port to vacate the 10-foot unused utility & drainage easement lying at the rear of lot 11, Block 1391, 28th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in plat book 15, Pages 12, 12A through 12-K. Public records of Sarasota County. All of the above lying and being in Sarasota County, Florida. We are requesting vacation of the aforementioned easement. Publish: 04/28/24, 05/05/24  
436456 3927293

### TO THE PATIENTS OF DR. DOUGLAS HERSHKOWITZ HCA Florida Fawcett Neurosurgical Specialists 517 Tamiami Trail Punta Gorda, FL 33950

Dr. Douglas Hershkowitz will no longer be associated with HCA Florida Fawcett Neurosurgical Specialists, as of June 30, 2024. Your records will remain under the care of the Group. Please contact our office should you have any questions.

HCA Florida Fawcett Neurosurgical Specialists  
517 Tamiami Trail  
Punta Gorda, FL 33950  
941-625-0600

Publish: 05/01/2024, 05/05/2024  
05/08/2024, 05/12/2024  
05/15/2024, 05/19/2024  
05/22/2024, 05/26/2023  
434439 3927395

Elena Rodriguez, DO, will closing her office at 713 E Marion Ave, Punta Gorda, FL 33950 on Thursday, May 2, 2024. To request medical records please call 866.602.5677 or visit MillenniumPhysician.com/Medical-Records-Request. Publish: 5/03/24, 05/05/24, 05/06/24, 05/07/24  
395956 3927945

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# Sarasota County Tax Collector

generated on 7/17/2023 11:17:35 AM EDT

## Tax Record

Last Update: 7/17/2023 11:17:35 AM EDT

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number <b>0949139110</b>	Type Tax <b>REAL ESTATE</b>	Tax Year <b>2022</b>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><b>Mailing Address</b> SCHILLER DEREK 7724 GRAFTON RD NORTH PORT FL 34291</td> <td style="width: 50%; border: none;"><b>Property Address</b> WAGON WHEEL DR 005</td> </tr> <tr> <td style="border: none;"><b>Old Account Number</b> 0949-13-9110</td> <td style="border: none;"></td> </tr> </table>			<b>Mailing Address</b> SCHILLER DEREK 7724 GRAFTON RD NORTH PORT FL 34291	<b>Property Address</b> WAGON WHEEL DR 005	<b>Old Account Number</b> 0949-13-9110	
<b>Mailing Address</b> SCHILLER DEREK 7724 GRAFTON RD NORTH PORT FL 34291	<b>Property Address</b> WAGON WHEEL DR 005					
<b>Old Account Number</b> 0949-13-9110						
Base Exempt Amount <b>see below</b>	Taxable Value <b>see below</b>					
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 0500	<b>Escrow Code</b>				
<b>Legal Description</b> WAGON WHEEL DR LOT 10 BLK 1391 28TH ADD TO PORT CHARLOTTE						
<b>Ad Valorem Taxes</b>						
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>	
Sarasota Co. General Revenue	3.2497	4,961	0	\$4,961	\$16.12	
Mosquito Control	0.0500	4,961	0	\$4,961	\$0.25	
Sarasota Co. Hospital Dist.	1.0420	4,961	0	\$4,961	\$5.17	
West Coast Inland Navigation	0.0394	4,961	0	\$4,961	\$0.20	
SW FL Water Management Dist.	0.2260	4,961	0	\$4,961	\$1.12	
Bonds-Debt Service	0.0915	4,961	0	\$4,961	\$0.45	
Sarasota Co. Legacy Trl	0.0551	4,961	0	\$4,961	\$0.27	
Sarasota School Board						
School Board - State	3.0240	15,300	0	\$15,300	\$46.27	
School Board - Local	3.2480	15,300	0	\$15,300	\$49.69	
City of North Port	3.7667	4,961	0	\$4,961	\$18.69	
<b>Total Millage</b>		<b>14.7924</b>	<b>Total Taxes</b>		<b>\$138.23</b>	
<b>Non-Ad Valorem Assessments</b>						
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>				
F093	North Port Fire & Rescue	\$80.83				
R097	North Port Road & Drainage	\$173.28				
R197	North Port R&D Capital Improve	\$46.00				
<b>Total Assessments</b>					<b>\$300.11</b>	
<b>Taxes &amp; Assessments</b>					<b>\$438.34</b>	
If Paid By				Amount Due		
				<b>\$0.00</b>		

Date Paid	Transaction	Receipt	Item	Amount Paid
1/18/2023	PAYMENT	9025243.0001	2022	\$429.57

Prior Year Taxes Due

NO DELINQUENT TAXES