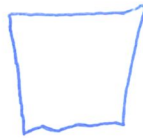


CE: 24-4293



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER



**Property Record Information for 1006008623**

**Ownership:**

NGUYEN MINH B

7987 63RD ST N, PINELLAS PARK, FL, 33781-2151

**Situs Address:**

5200 S CHAMBERLAIN BLVD NORTH PORT, FL, 34286

**Land Area:** 297,950 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1525 - PORT CHARLOTTE SUB 07

**Property Use:** 1000 - Vacant commercial land

**Status:** OPEN

**Sec/Twp/Rge:** 35-39S-21E

**Census:** 121150027451

**Zoning:** NCLI - NEIGHBORHOOD COMMERCIAL LOW INTENSITY

**Total Living Units:** 0

**Parcel Description:** TRACT D BLK 86 7TH ADD TO PORT CHARLOTTE

## 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
2024	\$73,600	\$0	\$0	\$73,600	\$73,600	\$0	\$73,600	\$0
2023	\$73,600	\$0	\$0	\$73,600	\$73,600	\$0	\$73,600	\$0
2022	\$69,000	\$0	\$0	\$69,000	\$69,000	\$0	\$69,000	\$0
2021	\$65,800	\$0	\$0	\$65,800	\$65,780	\$0	\$65,780	\$20
2020	\$59,800	\$0	\$0	\$59,800	\$59,800	\$0	\$59,800	\$0
2019	\$59,800	\$0	\$0	\$59,800	\$57,970	\$0	\$57,970	\$1,830
2018	\$52,700	\$0	\$0	\$52,700	\$52,700	\$0	\$52,700	\$0
2017	\$52,700	\$0	\$0	\$52,700	\$52,700	\$0	\$52,700	\$0
2016	\$52,700	\$0	\$0	\$52,700	\$52,700	\$0	\$52,700	\$0
2015	\$50,400	\$0	\$0	\$50,400	\$50,400	\$0	\$50,400	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

## Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

## Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/26/2013	\$260,000	2013035449	05	RBC BANK (USA)	WD
9/10/2010	\$100	2010116052	11	CARR SR, MICHAEL J	CT
5/28/2004	\$772,000	2004127498	X2	HAHN RICHARD F,	WD
4/13/1998	\$62,900	3096/1642	X2	ATLANTIC GULF COMMUNITIES CORP	WD

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/20/2024





City of North Port  
Development Application

**RECEIVED**

FOR OFFICE USE ONLY

File #

By Folakemi Gangbo at 7:36 am, Nov 15, 2024

Date: 11/06/2024

Parcel ID No. 1006-00-8624, 1006-00-8623

Legal Description: TRACT E BLK 86 7TH ADD TO PORT CHARLOTTE. TRACT D BLK 86 7TH ADD TO PORT CHARLOTTE

**Application Type:**

- |                                                               |                                                                   |                                   |
|---------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------|
| <input type="checkbox"/> Annexation                           | <input type="checkbox"/> Master Concept Plan                      | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Appeal                               | <input type="checkbox"/> Voluntary                                | <input type="checkbox"/> Waiver   |
| <input type="checkbox"/> Comprehensive Plan Amendment (Small) | <input type="checkbox"/> Mandatory                                |                                   |
| <input type="checkbox"/> Comprehensive Plan Amendment (Large) | <input checked="" type="checkbox"/> Preliminary Project Review    |                                   |
| <input type="checkbox"/> Conditional Uses                     | <input type="checkbox"/> Public Art                               |                                   |
| <input type="checkbox"/> Development Agreement                | <input type="checkbox"/> Rezone                                   |                                   |
| <input type="checkbox"/> Division of Land                     | <input type="checkbox"/> Standard                                 |                                   |
| <input type="checkbox"/> Lot Split                            | <input type="checkbox"/> Village                                  |                                   |
| <input type="checkbox"/> Lot Line Adjustment                  | <input type="checkbox"/> Site Development and Infrastructure Plan |                                   |
| <input type="checkbox"/> Subdivision, Preliminary             | <input type="checkbox"/> Special Exception                        |                                   |
| <input type="checkbox"/> Subdivision, Minor                   | <input type="checkbox"/> ULDC Text Amendments                     |                                   |
| <input type="checkbox"/> Subdivision, Final Plat              | <input type="checkbox"/> Vacation                                 |                                   |

Project Name: Chamberlain Multi-Family

General Location / Address of Property: 5000 & 5200 S. Chamberlain Blvd, North Port, FL 34286

Property Owner: Nguyen Minh

Address: 7987 63rd St. N., Pinellas Park, FL 33781-2151

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant: Chamberlain Family Apartments, LTD.

Address: 401 Wilshire Blvd., Suite 1070, Santa Monica, CA 90401

Phone: 206-661-1087 Email: jrichter@lincolnavenu.com

\*Primary Contact Person: Justin Napolitano, P.E.

Relationship to Property Owner / Project: Civil Engineer

Address: 1514 Broadway, Suite 301, Fort Myers, FL 33901

Phone: 239-673-2263 Email: justin.napolitano@kimley-horn.com

**\*All correspondence will be directed to the Primary Contact Person**

Have previous applications been filed in connection with this property?

☐ Yes ☒ No (If Yes, please explain) \_\_\_\_\_

Preliminary Project Review File # \_\_\_\_\_

**Project Information:**

**Description of Request:**

The development shall include 7 multi-family buildings with approximately 165 units, a clubhouse, and amenity space with associated parking, drainage, and utilities.

The proposed use of the project will be residential multifamily and will request a rezone to a multi-family use on these parcels.

**Justification Statement:**

The request to rezone is to allow only multi-family use on the property. With the new transitional corridor zoning it is not feasible to provide the required amount of commercial space with a typical multi-family development.

Area of subject property in acres: Upland 11.0 Wetland N/A Water N/A Total 11.0

Current Use of the Property: Vacant

Proposed Use of the Property: Multi-Family

Future Land Use Designation: Commercial Zoning District: Transitional Corridor

Is City water service available to the site? ☒ Yes ☐ No

Is City wastewater service available to the site? ☐ Yes ☒ No

**For Non-Residential Projects only:**

Existing Building Square Footage: N/A Proposed Building Square Footage: N/A

**For Residential Subdivisions only:**

Number of Lots: N/A

Number and Type of Proposed Dwelling Units:

Single Family Detached: N/A Single Family Attached: N/A Multi-Family: 165