



STAFF REPORT

Resolution 2021-R-10

Goshen Road, Joshua & Mary Shelton vacation of
platted rear utility and drainage easements
(VAC-20-243)

From: Sherry Willette-Grondin, Zoning Coordinator

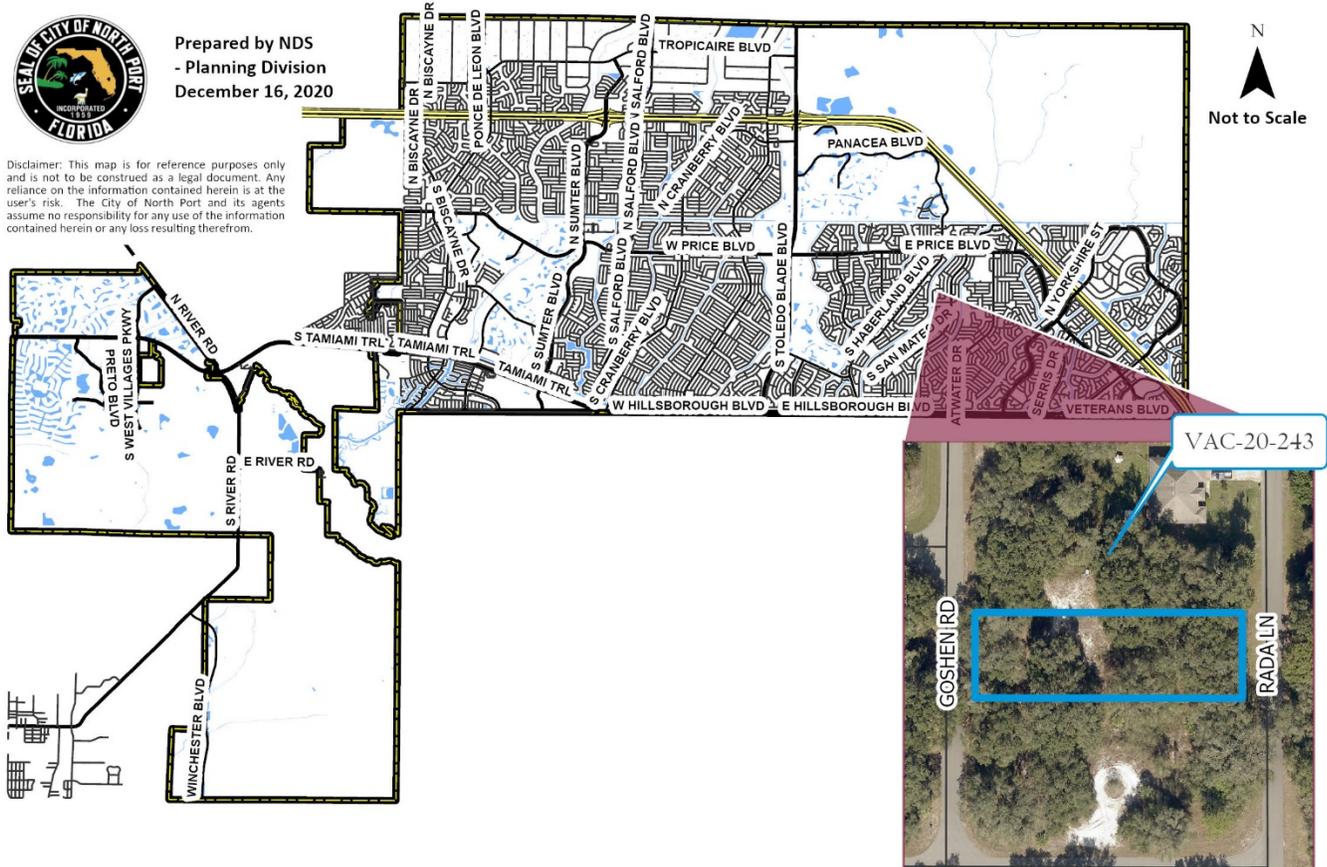
Thru: Nicole Galehouse, AICP, Planning & Zoning Manager

Date: January 8, 2021



Prepared by NDS
- Planning Division
December 16, 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: Goshen Road, Joshua & Mary Shelton vacation of platted rear easements. To vacate the platted rear ten-foot (10) utility and drainage easements to construct a single-family residence.

REQUEST:

APPLICANT: Joshua Shelton

OWNER: Joshua N. and Mary L. Shelton (**EXHIBIT A**-Warranty Deed and Affidavit)

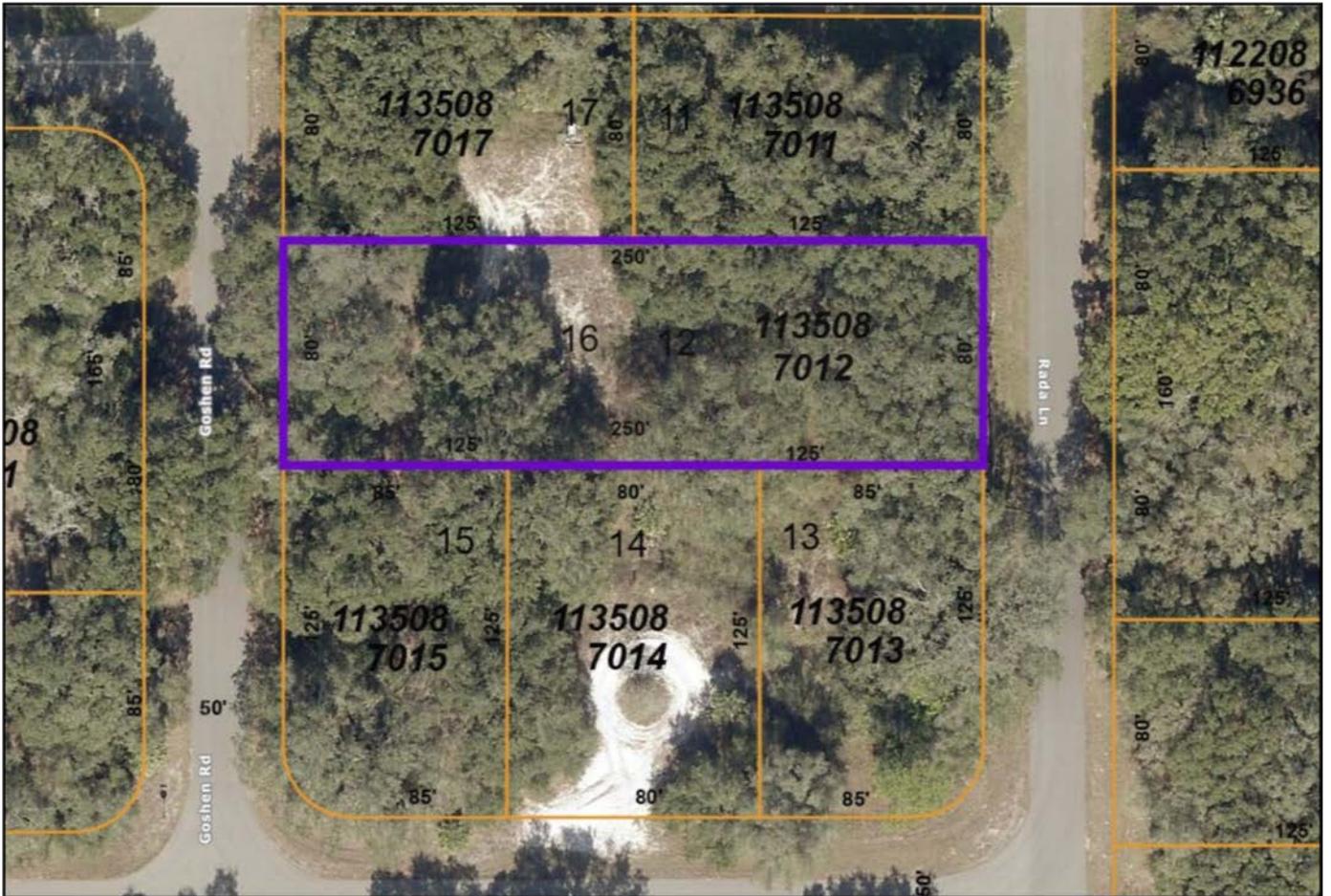
LOCATION: Goshen Road, PID #1135087012

PROPERTY SIZE: +/- 0.46-acres

ZONING: Residential Single-Family District (RSF-2)

I. BACKGROUND

On November 25, 2020, 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 easements located on lots 12 & 16, Block 870, Sixteenth Addition to Port Charlotte Subdivision, First Replat. 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 1,360-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 owners, Joshua and Mary Shelton, are requesting a vacation of the platted rear 10-foot utility and drainage easements on lots 12 & 16 to construct a single-family residence on two combined lots to be used as a single building site.

The proposed placement of the home will encroach substantially into the rear 10-foot utility and drainage easement on lot 16. Future development of the site on lot 12 is not proposed at this time, however, the property owner is requesting to vacate the entire 10-foot rear platted utility and drainage easement for future site improvements and to maintain the natural beauty of the land, making it necessary to vacate these easements. The property is currently vacant and there are no active building permits for the site.

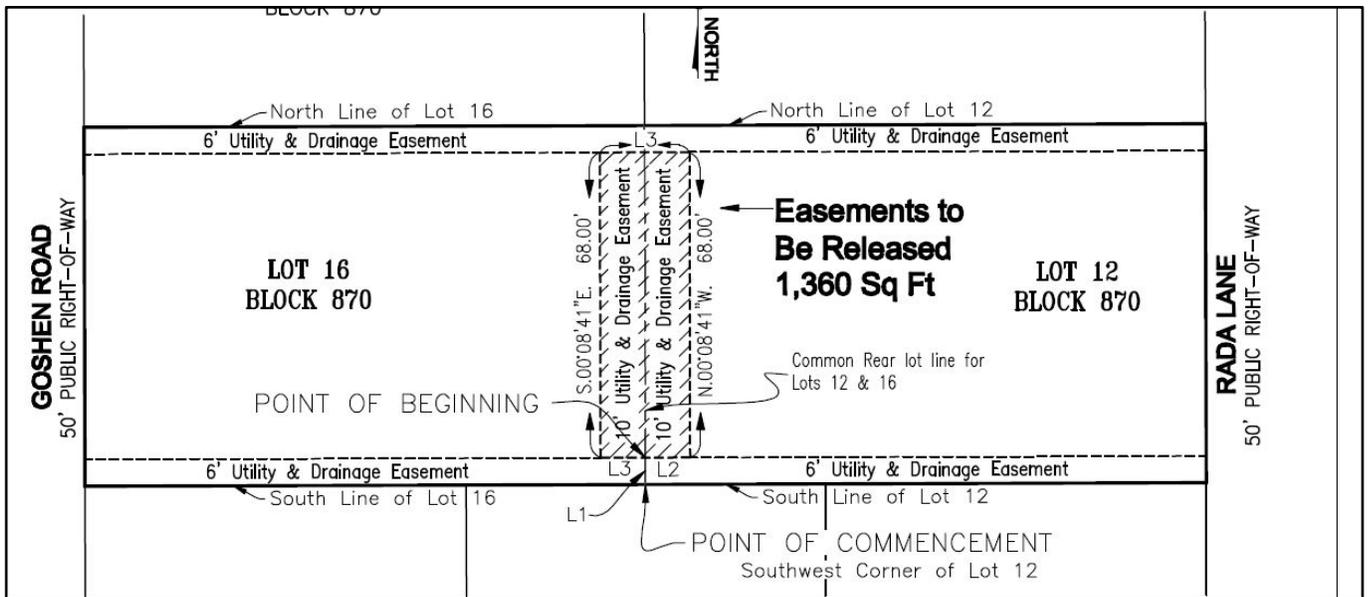


Figure 1 -Sketch and description of easements to be vacated

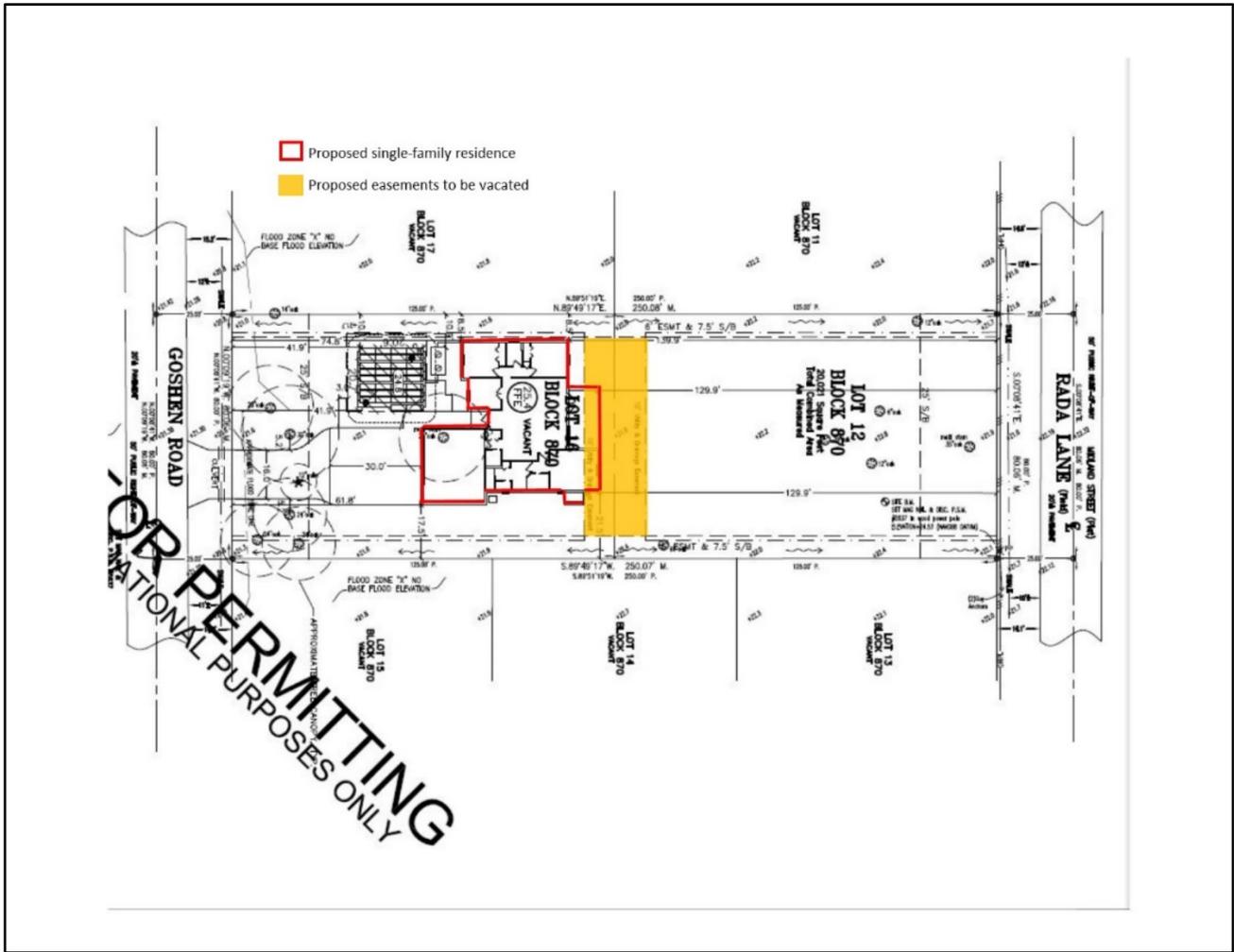


Figure 2- Site plan illustrating house placement across easement

III. REVIEW PROCESS

STAFF REVIEW

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

Utility Agency	Response
Comcast/Truenet Communications	Is granted
North Port Public Works	Is granted
North Port Utilities	Is granted

City of North Port Fire/Rescue	Is granted
Florida Power and Light	Is granted
Frontier	Is granted
Amerigas	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.

**CITY
ATTORNEY
REVIEW**

The City Attorney has reviewed the accompanying Resolution 2021-R-10 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 November 19, 2020 and November 26, 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-20-243 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-20-243 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 November 19, 2020 and November 26, 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-20-243 is consistent with Chapter 53 of the ULDC.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	February 4, 2021 9:00 a.m. or soon thereafter
City Commission Public Hearing	February 23, 2021 6:00 p.m. or soon thereafter

VI. RECOMMENDED ACTION

Approve Resolution 2021-R-10, Petition VAC-20-243.

VII. ALTERNATIVE ACTIONS

City Commission may deny Petition VAC-20-243. 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

RETURN TO GRANTEE(S)

Prepared by:

Debra Hitchings

MSC Title, Inc. ← R & R

1200 S. McCall Road

Englewood, Florida 34223

File Number: 20170341

Purchase Price: \$10500

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2017043361 2 PG(S)
 April 07, 2017 04:52:49 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FL

Doc Stamp-Deed: \$73.50



18.50
 73.50

General Warranty Deed

Made this March 31, 2017 By **Deborah Perez, an unmarried woman**, whose address is: 1980 North Lauderdale Avenue, #108, North Lauderdale, Florida 33068, hereinafter called the grantor, to **Joshua N. Shelton and Mary L. Shelton, husband and wife**, whose post office address is: 4690 Acosta Avenue, North Port, Florida 34288, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 that certain land situate in Sarasota County, Florida, viz:

Parcel 1:

Lot 11, Block 870, FIRST REPLAT IN SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the Plat thereof, recorded in Plat Book 20, Page 12, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lot 12, Block 870, FIRST REPLAT IN SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the Plat thereof, recorded in Plat Book 20, Page 12, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1135087011 and 1135087012**

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 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, 2016.

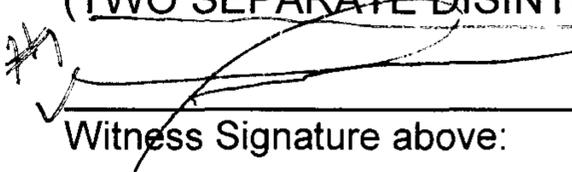
RETURN TO GRANTEE(S)

Prepared by:
Debra Hitchings
MSC Title, Inc.
1200 S. McCall Road
Englewood, Florida 34223

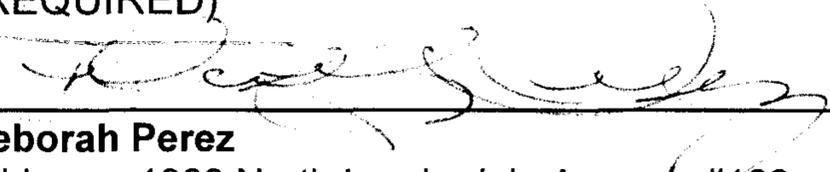
File Number: 20170341
Purchase Price: \$10500

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

Signed, sealed and delivered in our presence:
~~(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)~~

#1 

Witness Signature above:



Deborah Perez

Address: 1980 North Lauderdale Avenue, #108,
North Lauderdale, Florida 33068

Witness print name below:
Frank Wenter

#2 

Witness Signature above:

Witness print name below:
Ken Beach

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 20th day of March, 2017, by Deborah Perez, an unmarried woman who is/are personally known to me or who has produced FL Driver License as identification.



Notary Public

Print Name: Chrystelle N. Edma

My Commission Expires: 8/3/2018

{Notary Seal}

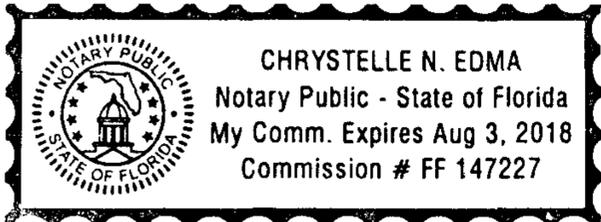


Exhibit A

AFFIDAVIT

I (the undersigned), Mary L. Shelton 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 November, 20 20

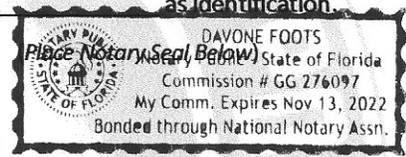
Mary L. Shelton
Signature of Applicant or Authorized Agent

Mary L. Shelton
Print Name and Title

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged by me this 17th day of November, 20 20, by FIDL Mary Shelton who is personally known to me or has produced FIDI as identification.

Davone Foote
Signature - Notary Public



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

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

Owner _____ Date _____
STATE OF _____, COUNTY OF _____

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

(Place Notary Seal Below)

Signature - Notary Public

Exhibit A

AFFIDAVIT

I (the undersigned), Joshua N. Shelton 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.*

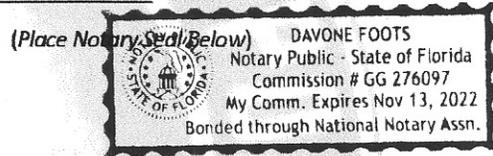
Sworn and subscribed before me this 17 day of NOVEMBER, 2020

[Signature] Joshua N. Shelton
 Signature of Applicant (or Authorized Agent) Print Name and Title

STATE OF Florida COUNTY OF Charlotte

The foregoing instrument was acknowledged by me this 17th day of November, 2020, by Joshua Shelton who is personally known to me or has produced AIDL 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.

(Place Notary Seal Below)

 Signature - Notary Public

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: December 8, 2020

PETITION NO: VAC-20-243

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 12 & 16, Block 870, of the 16th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 20, Page 12, 12-A through 12-E, of the Public Records of Sarasota County, Florida, also known as street address: PID # 1135087012.

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 December 18, 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.

Paul Brown

Digitally signed by Paul Brown
Date: 2020.12.10 07:56:38 -05'00'

12/10/2020

Signature

Date

(941) 914-7844

Comcast

Phone No.

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.

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: December 8, 2020

PETITION NO: VAC-20-243

TO:

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

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

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

Is Granted Is not Granted Is Granted with Conditions

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

Please respond by December 18, 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: 2020.12.08 16:18:47 -05'00'

Signature

941.240.8180

Phone No.

12/8/2020

Date

North Port Fire Rescue

Name of Utility

Please e-mail responses to swillette @cityofnorthport.com

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Fax: 941.429.7154



VACATION OF EASEMENT

DATE: December 8, 2020

PETITION NO: VAC-20-243

TO:

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

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

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

Is Granted

Is not Granted

Is Granted with Conditions

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

Please respond by December 18, 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.

Melanie Tschetter

Signature

941-423-4855

Phone No.

12/9/20

Date

FPL

Name of Utility

Please e-mail responses to swillette@cityofnorthport.com

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Fax: 941.429.7154



VACATION OF EASEMENT

DATE: December 8, 2020

PETITION NO: VAC-20-243

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:

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

Is Granted

Is not Granted

Is Granted with Conditions

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

Please respond by December 18, 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: 2020.12.08 13:48:52 -05'00'

Signature

(941) 266-9218

Phone No.

12/8/2020

Date

Frontier Florida LLC

Name of Utility

Please e-mail responses to swillette @cityofnorthport.com

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Neighborhood Development Services
4970 City Hall Boulevard
North Port, FL 34286
Office: 941.429.7229
Fax: 941.429.7154



VACATION OF EASEMENT

DATE: December 8, 2020

PETITION NO: VAC-20-243

TO:

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

North Port Utilities
Comcast Cable/Truernet Communications Mike Little,
Frontier Communications
Fire/Rescue

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

Is Granted

Is not Granted

Is Granted with Conditions

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

Please respond by December 18, 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.

Anthony C. Payne
Signature

Phone No.

12/08/2020

Date

NPPW

Name of Utility

Please e-mail responses to swillette @cityofnorthport.com

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Exhibit B

From: [Darrell Smith](#)
To: [Sherry Willette](#)
Cc: [Noah Fossick](#)
Subject: RE: Message from "RNP5838793F880F"
Date: Monday, December 21, 2020 12:44:38 PM

Oops sorry about that, Utilities approves

-----Original Message-----

From: Sherry Willette <swillette@cityofnorthport.com>
Sent: Monday, December 21, 2020 10:40 AM
To: Darrell Smith <dsmith@cityofnorthport.com>
Cc: Noah Fossick <nfossick@cityofnorthport.com>
Subject: RE: Message from "RNP5838793F880F"

Darrell,

Can you sign this or provide an e-mail that Utilities approves.

Thank you.

Sherry

Sherry A. Willette-Grondin
Zoning Coordinator
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286
O 941.429.7229
M 941.218.3563

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.

-----Original Message-----

From: Darrell Smith <dsmith@cityofnorthport.com>
Sent: Tuesday, December 8, 2020 1:39 PM
To: Sherry Willette <swillette@cityofnorthport.com>
Subject: FW: Message from "RNP5838793F880F"

Sherry

See attached.

-----Original Message-----

From: NP Copier <NPcopier@cityofnorthport.com>
Sent: Tuesday, December 8, 2020 1:27 PM
To: Darrell Smith <dsmith@cityofnorthport.com>

Exhibit B

Subject: Message from "RNP5838793F880F"

This E-mail was sent from "RNP5838793F880F" (IM C6000).

Scan Date: 12.08.2020 13:26:37 (-0500)

Queries to: NPcopier@cityofnorthport.com 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.

Exhibit B



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Office: 941.429.7229
Fax: 941.429.7154



VACATION OF EASEMENT

DATE: December 8, 2020

PETITION NO: VAC-20-243

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 December 18, 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: [Handwritten Signature]
Phone No.: 941-255-9900

Date: 12/8/20
Name of Utility: Amerigas

Please e-mail responses to swillette@cityofnorthport.com

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

Exhibit C



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:

11/19/2020, 11/26/2020

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

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

Melinda Prescott (Signature of Affiant)

Sworn and subscribed before me this 26th day of November, 2020.

Judi Kelli Di Benedetto (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 Chapter 177, Florida Statutes, that Joshua and Mary Shelton, the property owners, intend to petition the City of North Port to vacate the 10-foot platted rear drainage and utility easement located on lots 12 & 16, Block 870, 16th Addition to the Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 20, Pages 12, 12A-12E, of the Public Records of Sarasota County, Florida. All of the above lying and being in the City of North Port, Sarasota County, Florida. Publish: November 19, 26, 2020 416806 3774223



Exhibit D

Sarasota County Tax Collector

generated on 11/10/2020 10:10:11 PM EST

Tax Record

Last Update: 11/10/2020 10:10:11 PM EST

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	Type Tax	Tax Year			
1135087012	REAL ESTATE	2020			
Mailing Address SHELTON JOSHUA N SHELTON MARY L 4690 ACOSTA AVE NORTH PORT FL 34288		Property Address RADA LN 005 Old Account Number 1135-08-7012			
Base Exempt Amount see below	Taxable Value see below				
Exemption Detail NO EXEMPTIONS	Millage Code 0500	Escrow Code			
Legal Description RADA LN LOT 12 BLK 870 16TH ADD TO PORT CHARLOTTE 1ST REPLAT					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2149	4,700	0	\$4,700	\$15.11
Mosquito Control	0.0510	4,700	0	\$4,700	\$0.24
Sarasota Co. Hospital Dist.	1.0420	4,700	0	\$4,700	\$4.90
West Coast Inland Navigation	0.0394	4,700	0	\$4,700	\$0.19
SW FL Water Management Dist.	0.2669	4,700	0	\$4,700	\$1.25
Bonds-Debt Service	0.1253	4,700	0	\$4,700	\$0.59
Sarasota Co. Legacy Trl	0.0688	4,700	0	\$4,700	\$0.32
Sarasota School Board					
School Board - State	3.7270	4,700	0	\$4,700	\$17.52
School Board - Local	3.2480	4,700	0	\$4,700	\$15.27
City of North Port	3.7667	4,700	0	\$4,700	\$17.70
Total Millage		15.5500	Total Taxes		\$73.09
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$89.94			
R097	North Port Road & Drainage	\$171.56			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$307.50
Taxes & Assessments					\$380.59
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/6/2020	PAYMENT	5509558.0001	2020	\$365.37

Exhibit D

Prior Year Taxes Due
NO DELINQUENT TAXES