



STAFF REPORT

4555 Belladonna Avenue

(Petition No. VAC-24-174)

Resolution No. 2025-R-13

From: David Brown, Planner I

Thru: Gabriel Quintas, AICP, CFM, Development Services Assistant Director

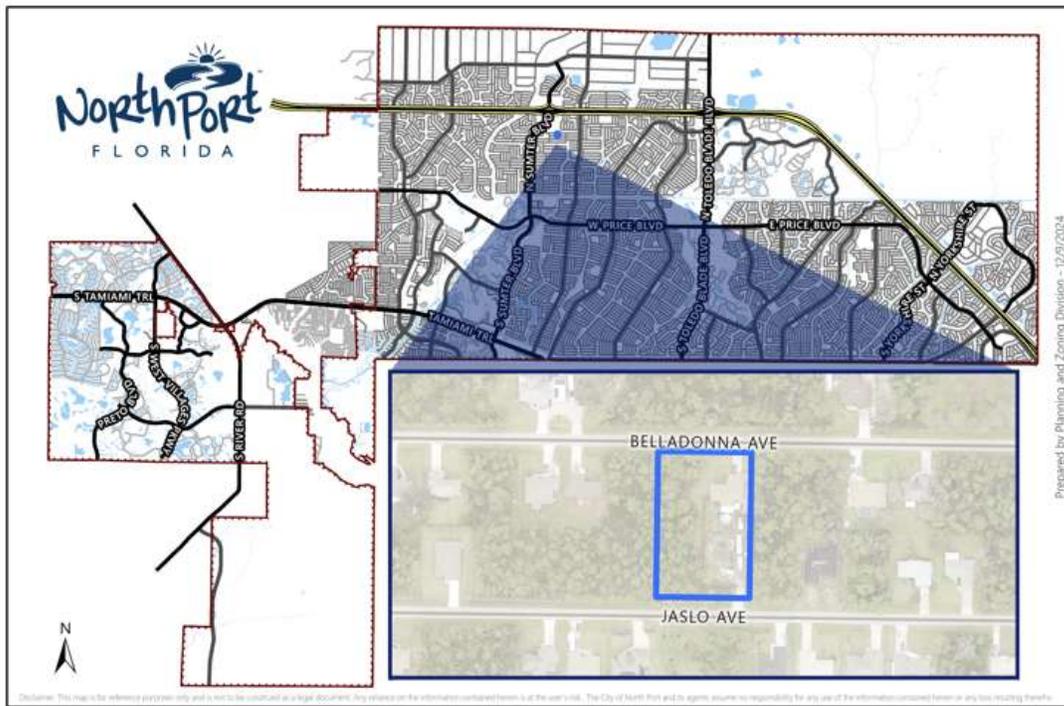
Thru: Lori Barnes, AICP, CPM, Development Services Assistant Director

Thru: Alaina Ray, AICP, Development Services Director

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

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

Date: February 6, 2025



Prepared by Planning and Zoning Division - 12/9/2024

PROJECT: 4555 Belladonna Avenue, vacation of the platted rear 10-foot utility and drainage easements, VAC-24-174

REQUEST: The applicant is requesting a vacation of the platted rear 10-foot utility and drainage easements

APPLICANT: William and Jamie Swartz (**Exhibit A, Affidavit**)

OWNERS: William and Jamie Swartz (**Exhibit A, Warranty Deed**)

LOCATION: 0956-14-3831

PROPERTY SIZE: ± 0.92 acres

ZONING: Residential, Low (R-1)

I. BACKGROUND

On October 2, 2024, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation for the platted rear 10-foot utility and drainage easements located on Lots 11, 12, 31, and 32 Block 1438 of the 29th Addition to the Port Charlotte Subdivision. The purpose of this vacation request is to construct an in-ground swimming pool. The area to be vacated encompasses approximately 2,960 square feet. The subject property is zoned Residential, Low (R-1) with a Future Land Use designation of Low Density Residential. The four lots have been combined into a single building lot through a Unity of Title (ORI# 2024122081). This application was submitted before the adoption of the new Unified Land Development Code (ULDC) on October 28, 2024. Consequently, the vacation request was reviewed in accordance with the provisions of the 2010 ULDC.

II. PROJECT SUMMARY

William and Jamie Swartz are requesting a vacation of a ±2,960 square foot portion of the platted rear 10-foot utility and drainage easements on Lots 11, 12, 31 and 32 to allow for construction of an inground swimming pool. The proposed pool must adhere to all relevant setback and impervious surface coverage regulations as specified in the Unified Land Development Code. These requirements will be assessed during the submission of the Certificate of Zoning Compliance, which is necessary before applying for a building permit.

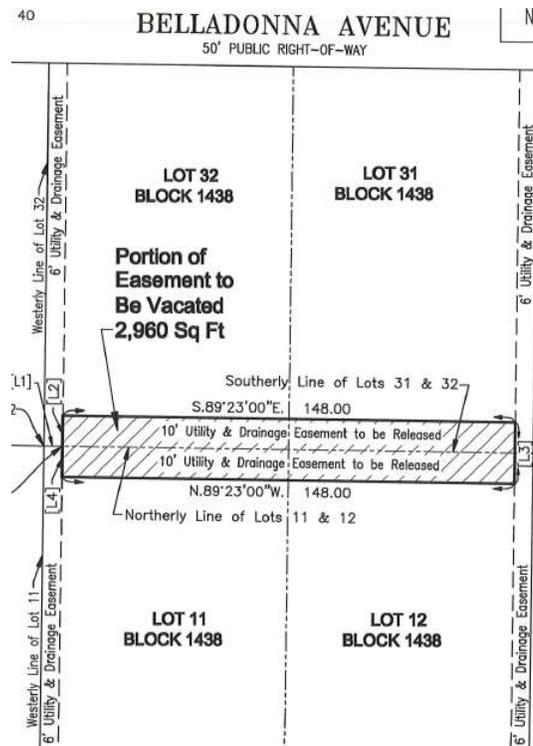


Figure 1. Area of easement to be vacated.

III. REVIEW PROCESS

The following agencies have reviewed the request to vacate the platted 10-foot rear utility and drainage easements and, through written response, have granted their approval or approval with conditions. (**Exhibit B- Notification to Utility agencies and responses**).

Utility Review Summary	
Agency	Response
Amerigas	None
Comcast/Truernet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
The Development Services Department's standard practice is to consider an easement vacation uncontested if the Utility Agency does not respond within 10 days of notification.	

Conclusion

Based on the responses received, the request to vacate the 10-foot rear utility and drainage easements meets the following:

1. It is a vacation of public easements.
2. The easements are 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 areas.
4. The easements are 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.

Legal Review

The City Attorney has reviewed the accompanying Resolution 2025-R-13 as to form and correctness.

IV. DATA AND ANALYSIS

2024 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 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 established 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 the due-diligence correspondence with Utility agencies, it is determined that this vacation of the platted utility and drainage 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 petition the City of North Port to vacate the utility and drainage maintenance easements by publishing a legal notice in the North Port Sun newspaper for two consecutive weeks. (**Exhibit C—Notice of Intent**). Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of platted utility and drainage 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 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-24-174 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 Planning & Zoning Division for two weekly issues. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of the platted utility and drainage easements, a Publisher's Affidavit, certification that taxes have been paid, and all requisite documents.

The primary intent of the platted 10-foot rear utility and drainage easements is to ensure that sufficient area is reserved along the rear of parcels to provide proper drainage flow and access for the utility companies. The vacation of the easements will not harm public welfare. There were no objections from any utilities agency during their review period.

Staff concludes that the proposed Petition VAC-24-174 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. 2025-R-13, as presented.

CITY COMMISSION

MOTION TO APPROVE: I move to approve Resolution No. 2025-R-13, as presented.

VI. ALTERNATIVE MOTION

PLANNING & ZONING ADVISORY BOARD

MOTION TO DENY: I move to recommend denial to the City Commission of Resolution No. 2025-R-13.

CITY COMMISSION

MOTION TO DENY: I move to deny Resolution No. 2025-R-13.

VIII. EXHIBITS

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

VII. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	February 6, 2025 9:00 AM or as soon thereafter
City Commission Public Hearing	February 25, 2025 6:00 PM or as soon thereafter

1830 rec
1.00
10/20/23

✓ THIS INSTRUMENT PREPARED BY:
ROBERT T. KLINGBEIL, JR., ESQUIRE
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, Florida 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023100178 2 PG(S)
June 22, 2023 11:19:09 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70


THIS INSTRUMENT WAS PREPARED
WITHOUT EXAMINATION OF TITLE

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19 day of June, 2023, by **WILLIAM L. SWARTZ a/k/a WILLIAM SWARTZ**, a married man, whose post office address is 4555 Belladonna Avenue, North Port, Florida 34286, first party, joined by his spouse, **JAMIE SWARTZ**, to **WILLIAM SWARTZ and JAMIE SWARTZ, husband and wife**, whose post office address is 4555 Belladonna Avenue, North Port, Florida 34286, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Sarasota**, State of Florida, to-wit:

Parcel 1

Lot 12, Block 1438, of the 29th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 13A through 13N, inclusive, of the Public Records of Sarasota County, Florida.

Property Tax Account No. 0956143812

Parcel 2

Lot 31, Block 1438, 29th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 13A through 13N, inclusive, of the Public Records of Sarasota County, Florida.

Property Tax Account No. 0956143831

Subject to restrictions, reservations and easements of record and subject to taxes for the year 2023 and thereafter.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Sign *Nan Panton*
Print Nan Panton

[Signature]
WILLIAM L. SWARTZ

Sign *Carolyn L. Rusin*
Print Carolyn L. Rusin

[Signature]
JAMIE SWARTZ

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of June, 2023, by **WILLIAM L. SWARTZ, joined by his spouse, JAMIE SWARTZ**, who are personally known to me or who have produced FL DR LIC as identification.



(SEAL)

Nan Panton
Notary Public
Print Nan Panton

My Commission Expires:

Nan\Swartzdeed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016110141 1 PG(S)

9/2/2016 4:30 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 2023096

This instrument prepared by: Sophia Otfinoski
Address: 1401 Hwy A1A Ste 202, Vero Beach, FL 32963

Return To: William and Jamie Swartz
4555 Belladonna Ave
Northport, FL 34286

Doc Stamp-Deed: \$37.80

QUIT CLAIM DEED

This QUIT CLAIM DEED, made on September 2nd, 2016 between VERO ATLANTIC 2 LLC (Grantor), to William and Jamie Swartz, a married couple (Grantee), as their sole and separate property, whose address is 4555 Belladonna Ave, Northport, FL 34286

WITNESSETH, that the Grantor, for and in consideration of the sum of \$5,400.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Sarasota County, Florida:

Parcel ID: 0956143811

Address: Jaslo Ave

Full Legal Address: JASLO AVE LOT 11 BLK 1438 29TH ADD TO PORT CHARLOTTE

[Signature]
WITNESS
Print Name: LAUREN A VARSALONA

[Signature]
Name: Diego Henriquez, Manager
Address: Vero Atlantic 2
1401 Hwy A1A Ste 202
Vero Beach, FL 32963

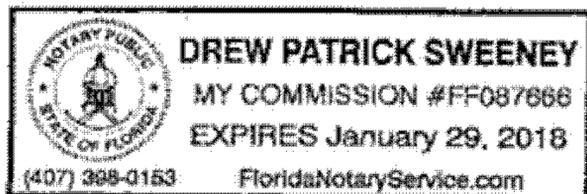
[Signature]
WITNESS
Print Name: Eric Taylor

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before this 2nd day of SEPTEMBER, 2016 by Diego Henriquez, Manager of VERO ATLANTIC 2 LLC, a professional association, on behalf of the Company

Personally Known Produced Driver's License Produced: _____



[Signature]
Print or Stamp Name: Drew P. Sweeney
Notary Public, State of Florida at Large
Commission No.:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019093364 1 PG(S)
July 10, 2019 03:14:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Valerie K. Henry
Gold Crest Title Services
19700 Cochran Blvd., Unit B
Port Charlotte, Florida 33948
Our File No.: GC19-356

Doc Stamp-Deed: \$57.40


Property Appraisers Parcel Identification (Folio) Number: 0956143832
The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$8,200.00. Florida Documentary Stamps in the amount of \$57.40 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8 day of July, 2019 by JOSEPH J. HARP, whose post office address is 3978 Townhouse Lane, Uniontown, OH 44685 herein called the Grantor, to WILLIAM SWARTZ and JAMIE SWARTZ, husband and wife whose post office address is 4555 Belladonna Avenue, North Port, FL 34286, hereinafter called the Grantees:

(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 Grantor, 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.:

Lot 32, Block 1438, 29th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 15, Pages 13, 13A thru 13N, of the Public Records of Sarasota County, Florida.

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

GRANTOR herein covenants the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property of the GRANTOR.

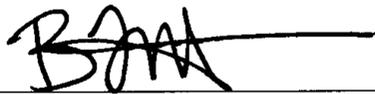
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

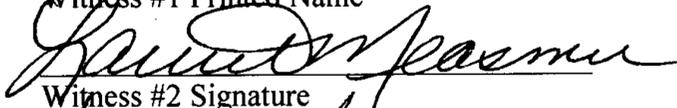
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Brittini Foerch

Witness #1 Printed Name



Witness #2 Signature

Laurel Measmer

Witness #2 Printed Name


JOSEPH J. HARP

STATE OF OHIO
COUNTY OF Summit

The foregoing instrument was acknowledged before me this 8 day of July, 2019 by JOSEPH J. HARP who is personally known to me or has produced Drivers License as identification.

SEAL



MELISSA LANDERS
Notary Public, State of Ohio
My Commission Expires
12/09/2023


Notary Public
Melissa Landers
Printed Notary Name

My commission expires:
12/9/2023

AFFIDAVIT

I (the undersigned), William C. Swartz 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 9th day of September, 2024,

[Signature]
Signature of Applicant or Authorized Agent

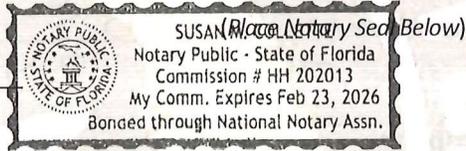
William C. Swartz
Print Name and Title

STATE OF FLORIDA,

COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 9th day of September, 2024, by William Swartz who is personally known to me or has produced N/A 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

AFFIDAVIT

I (the undersigned), Jamie Lynn Swartz 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 9 day of September, 2024,

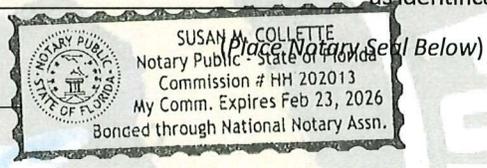
Jamie Lynn Swartz
Signature of Applicant or Authorized Agent

Jamie Lynn Swartz
Print Name and Title

STATE OF FLORIDA, COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 9th day of September, 2024, by Jamie Swartz who is personally known to me or has produced N/A as identification.

Susan M. Collette
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



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: November 15, 2024

PETITION NO: VAC-24-174

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 11,12,31,32, Block 1438, of the 29th to the Gran Place Subdivision, according to Plat thereof recorded in Plat Book 15, Page 13A through 13N, of the Public Records of Sarasota County, Florida, also known as street address: Belladonna Avenue.

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

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

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

Please respond by November 25, 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.

Christopher Plank Digitally signed by Christopher Plank
Date: 2024.11.18 11:54:23 -05'00'

Signature

574-808-8943

Phone No.

11/18/24

Date

Comcast

Name of Utility

Please email responses to dbrown@northportfl.gov

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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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Fire/Rescue

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[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 November 25, 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: 2024.11.18 07:58:06 -05'00'

Signature

941.240.8180

Phone No.

November 18, 2024

Date

North Port Fire Rescue District

Name of Utility

Please email responses to dbrown@northportfl.gov

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TO:

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Florida Power and Light
Planning & Zoning

North Port Utilities
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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 November 25, 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: 2024.11.18 11:05:04 -05'00'

Signature
941-423-4847
Phone No.

11/18/2024

Date
FPL
Name of Utility

Please email responses to dbrown@northportfl.gov

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

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

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

Please respond by November 25, 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
Signature
(941) 266-9218
Phone No.

11/15/2024
Date
Frontier Florida LLC
Name of Utility

Please email responses to dbrown@northportfl.gov
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Frontier Communications
Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 11,12,31,32, Block 1438, of the 29th to the Gran Place Subdivision, according to Plat thereof recorded in Plat Book 15, Page 13A through 13N, of the Public Records of Sarasota County, Florida, also known as street address: Belladonna Avenue.

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

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

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

Please respond by November 25, 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

11/18/2024
Date

Phone No.

NPPW
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



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: November 15, 2024

PETITION NO: VAC-24-174

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 11,12,31,32, Block 1438, of the 29th to the Gran Place Subdivision, according to Plat thereof recorded in Plat Book 15, Page 13A through 13N, of the Public Records of Sarasota County, Florida, also known as street address: Belladonna Avenue

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

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

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

Please respond by November 25, 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.

Signature (handwritten)

Phone No. 270 8021

Date 11-15-24

Name of Utility NP UTILITIES

Please email responses to dbrown@northportfl.gov

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**Sun Newspapers
 Legal Advertising
 23170 Harborview Rd
 Port Charlotte, FL 33980**

09/06/24

**NOTICE OF INTENT
 CITY OF NORTH PORT
 SARASOTA COUNTY
 FLORIDA**

Phone:(941) 206-1025 Email:legals@yoursun.com

TO WHOM IT MAY CONCERN:
 Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes that William and Jamie Swartz, the property owners, intend to petition the City of North Port to vacate a portion of the 10-foot platted rear drainage and maintenance easement located on lots: 11, 12, 31 and 32, Block 14382 29th addition to Port Charlotte Subdivision, according to the plat thereof as recorded in field book 496 pages 13-16. Public records of Sarasota County, Florida. All the above lying and being in the City of North Port, Sarasota County Florida. We are requesting all of the 10 foot platted maintenance easement. Publish: 09/11/24, 09/18/24 395956 3938674

Acct#: 395956	Date: 09/06/24
	Ad Date: 09/11/24
	Class: 3120
	Ad ID: 3938674
	Ad Taker: MPRESCOTT
NOTICE OF ACTION	Sales Person: 200
23170 HARBORVIEW RD	Words: 122
PORT CHARLOTTE, FL 33980	Lines: 28
	Agate Lines: 31
Telephone: (941) 206-1028	Depth: 3.306
	Inserts: 2
	Description: NOI Jamie Swartz

Other Charges:	\$0.00	Gross:	\$80.08
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	3.306	Amount Due:	\$80.08

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	09/11/24	09/18/24	2	\$80.08

Ad Note:

Customer Note:

*We Appreciate Your Business!
 Thank You !*

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 William and Jamie Swartz, the property owners, intend to petition the City of North Port to vacate a portion of the 10-foot platted rear drainage and maintenance easement located on lots; 11, 12, 31 and 32, Block 14382 29th addition to Port Charlotte Subdivision, according to the plat thereof as recorded in field book 496 pages 13-16. Public records of Sarasota County, Florida. All the above lying and being in the City of North Port, Sarasota County Florida. We are requesting all of the 10 foot platted maintenance easement.

Publish

Florida Tax Collector

Barbara Ford-Coates – serving Sarasota County



\$0.00
CHECK OUT

- [← Return](#)
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- [✉ eBilling](#)

Account Information

Account Number:

0956143831

Last Updated:

9/17/24

Tax Type:

Real Estate

Property Address:

4555 Belladonna Ave 005

Mailing Address:

Swartz William

Swartz Jamie

4555 Belladonna Ave North Port Fl

34286-6611

Latest Tax Year Summary

- [📄 View Tax Bill Details](#)
- [📄 View Assessment/Exemption Details](#)
- [📍 Change Mailing Address](#)

Tax Year:

2023

Exemptions:

HX 25000,H2 25000

Millage Code:

0500

Escrow Code:

N/A

Legal Description:

LOTS 12 & 31, BLK 1438, 29TH ADD TO PORT CHARLOTTE, ORI 2003116277

Tax Bills

Total Payable: **\$0.00**

2023

Paid

[📄 Taxes & Assessments](#)

Status	Amount Due	Amount Due If Paid By Date	Paid
● Paid	☐ \$1,428.31	☐ \$0.00	\$1,428.31
	Taxes: \$1,487.82	▶ 3/31/24 \$0.00	
	Fees: \$0.00		
	Interest: \$0.00		
	Discount: -\$59.51		

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2023	11/30/23	8063156.0001	\$1,428.31
2022	11/29/22	8029488.0001	\$1,342.51
2021	11/23/21	8047051.0001	\$1,176.70
2020	11/17/20	8016829.0001	\$1,136.90

Florida Tax Collector

Barbara Ford-Coates – serving Sarasota County



Exceptional Staff Exceptional Service

 \$0.00
 CHECK OUT 

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[✉ eBilling](#)

Account Information

Account Number:

0956143832

Last Updated:

9/17/24

Tax Type:

Real Estate

Property Address:

Belladonna Ave 005

Mailing Address:

Swartz William

Swartz Jamie

4555 Belladonna Ave North Port Fl

34286

Latest Tax Year Summary

[📄 View Tax Bill Details](#)

[📅 View Assessment/Exemption Details](#)

[📍 Change Mailing Address](#)

Tax Year:

2023

Exemptions:

N/A

Millage Code:

0500

Escrow Code:

N/A

Legal Description:

LOT 32 BLK 1438 29TH ADD TO PORT CHARLOTTE

Tax Bills

No bills found

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2023	4/22/24	5579423.0002	\$611.97
2022	2/12/23	5563961.0002	\$462.42
2021	2/9/22	5558779.0002	\$416.94
2020	1/27/21	5549350.0002	\$398.89
2019	2/28/20	5544412.0002	\$382.48
2018	11/27/18	9064352.0001	\$367.62
2017	11/9/17	9013214.0001	\$356.66
2016	11/10/16	9146881.0001	\$338.69
2015	11/9/15	9020747.0001	\$339.67
2014	11/7/14	9009822.0001	\$323.04

i The information on this page is not a title search and should not be used as one.

[Return](#) [Print Record](#)

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account Number:
0956143811

Tax Type:
Real Estate

Mailing Address:
Swartz William

Tax Year:
2023

Property Address:
Jaslo Ave 005

Swartz Jamie
4555 Belladonna Ave North Port Fl
34286

Exemption Detail:
N/A

Millage Code:
0500

Escrow Code:
N/A

Legal Description:
LOT 11 BLK 1438 29TH ADD TO PORT CHARLOTTE

Ad Valorem Taxes

Taxing Authority	Millage Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	\$8,518.00	\$0.00	\$8,518.00	\$27.81
Bonds-Debt Service	0.0799	\$8,518.00	\$0.00	\$8,518.00	\$0.68
Sarasota Co. Legacy Trl	0.0469	\$8,518.00	\$0.00	\$8,518.00	\$0.40
Mosquito Control	0.0460	\$8,518.00	\$0.00	\$8,518.00	\$0.39
Sarasota Co. Hospital Dist.	1.0420	\$8,518.00	\$0.00	\$8,518.00	\$8.88
SW FL Water Management Dist.	0.2043	\$8,518.00	\$0.00	\$8,518.00	\$1.74
West Coast Inland Navigation	0.0394	\$8,518.00	\$0.00	\$8,518.00	\$0.34
School Board - State	2.9320	\$16,100.00	\$0.00	\$16,100.00	\$47.21
School Board - Local	3.2480	\$16,100.00	\$0.00	\$16,100.00	\$52.29
City of North Port	3.7667	\$8,518.00	\$0.00	\$8,518.00	\$32.08
	Total Millage				Total Taxes
	14.6705				\$171.82

Non-Ad Valorem Assessments

Levying Authority	Amount
North Port Fire & Rescue	\$156.20
North Port Road & Drainage	\$220.13
North Port R&D Capital Improve	\$46.00
Total Assessments	\$422.33

No bills found

Mail Payments to: Sarasota County Tax Collector, PO BOX 30332 Tampa FL 33630-3332

Payment Details

Year	Date Paid	Receipt Number	Paid
2023	4/22/24	5579423.0001	\$611.97