



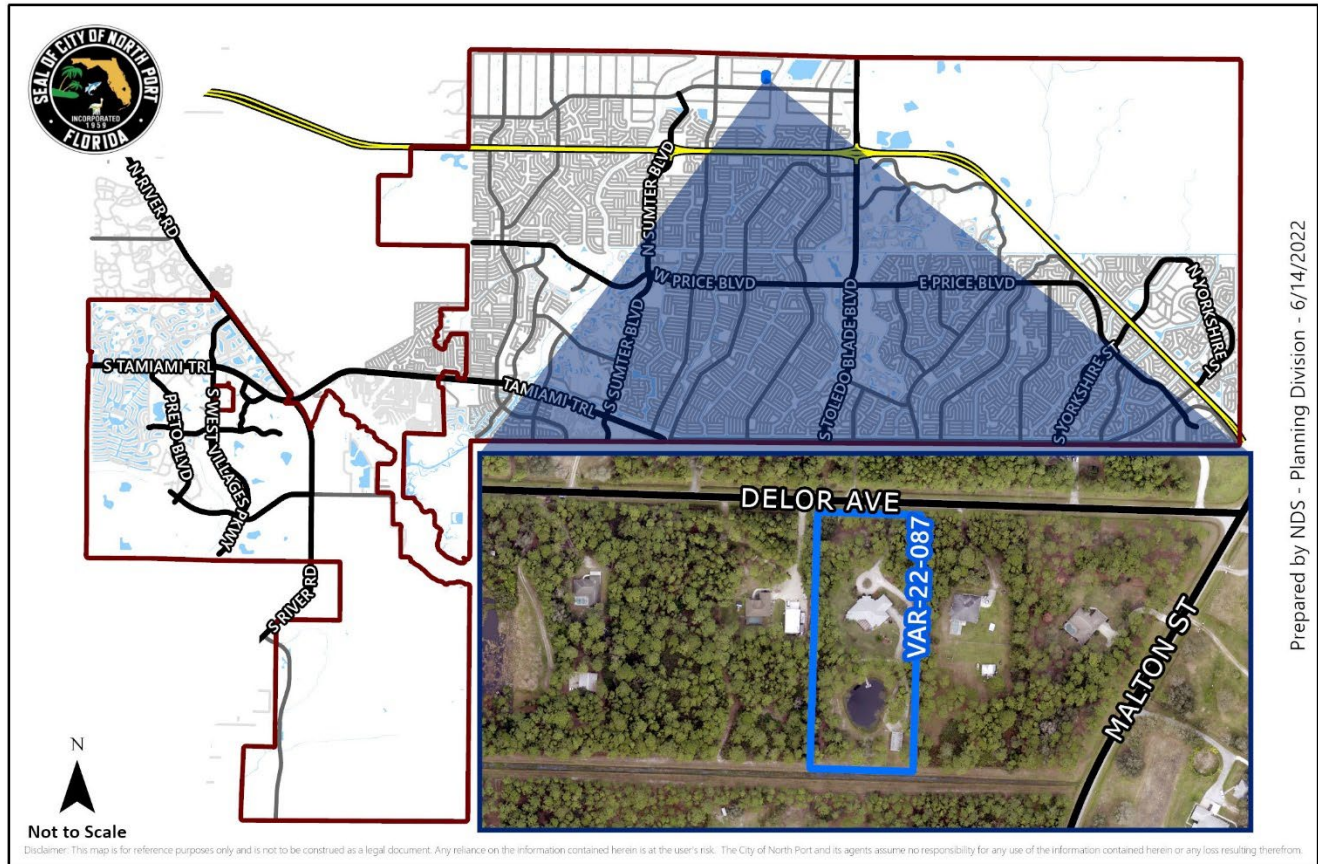
## STAFF REPORT

### 3167 Delor Avenue Front and Side Setback Variance

**From:** Sam Hudson, Planner I

**Thru:** Lori Barnes, AICP, CPM, Planning Manager  
Alaina Ray, AICP, Director, Neighborhood  
Development Services

**Date:** June 29, 2022



Prepared by NDS - Planning Division - 6/14/2022

<b>PROJECT:</b>	3167 Delor Avenue Front and Side Setback Variance VAR-22-087 (QUASI-JUDICIAL)
<b>REQUEST:</b>	Creekmore Construction, is requesting a variance to allow for a 24.0-foot front setback where a minimum 30-foot front setback is required and a 23.8-foot side setback where a minimum 25-foot side setback is required.
<b>APPLICANT:</b>	<b>Chris Creekmore, Creekmore Construction (Exhibit A – Affidavits)</b>
<b>OWNER(S):</b>	Done Right Pool Heating and A/C Inc. ( <b>Exhibit B – Warranty Deed</b> )
<b>LOCATION:</b>	The subject property is located at 3167 Delor Avenue (Lot 12, Block 24 of Second Addition to North Port Charlotte Estates, Section 02, Township 39S, Range 21E, Parcel ID 0939-01-2412).
<b>PROPERTY SIZE:</b>	± 3.01 Acres (131,116 Square Feet)
<b>ZONING:</b>	Agricultural District (AG)

## I. BACKGROUND

On April 28, 2022, the City of North Port Neighborhood Development Services, Planning and Zoning Division received an application (**Exhibit C**) from Creekmore Construction for a variance from the Unified Land Development Code (ULDC) Chapter 53-Zoning Regulations, Part 3. – Special District Regulations, Article XX. – Special Circumstance Regulations, Section 53-240. – Special structures. A. (6) "Accessory structures over five hundred (500) square feet in total area, other than swimming pools, tennis courts and other similar recreational facilities, shall maintain the same required setback as the principal structure. The principal structure setbacks are enumerated in Chapter 53-Zoning Regulations, Part 2. – Schedule of District Regulations, Article II. – AG Agricultural District, Section 53-32. – Minimum setback requirements A. Front yard: Thirty (30) feet. & B. Side yard: Twenty-five (25) feet.

On June 2, 2021, the Creekmore Construction submitted a permit to the Building Division of the City of North Port (Permit #21-6732) (**Exhibit D**) to clear, work, pour a concrete slab and new culvert on the site. The approved site plan shows the slab maintaining a 30-foot front setback and a 25-foot side setback. (figure 1) The current status of this permit is closed. This concrete work was inspected and approved. The Zoning inspection scheduled for December 16, 2021, is approved with exception and the comment left on this inspection is, "appears to meet required setbacks." The application for Permit #21-6732 (Exhibit D) indicates this permit is for concrete and was processed as a Culvert/ Right of Way permit.

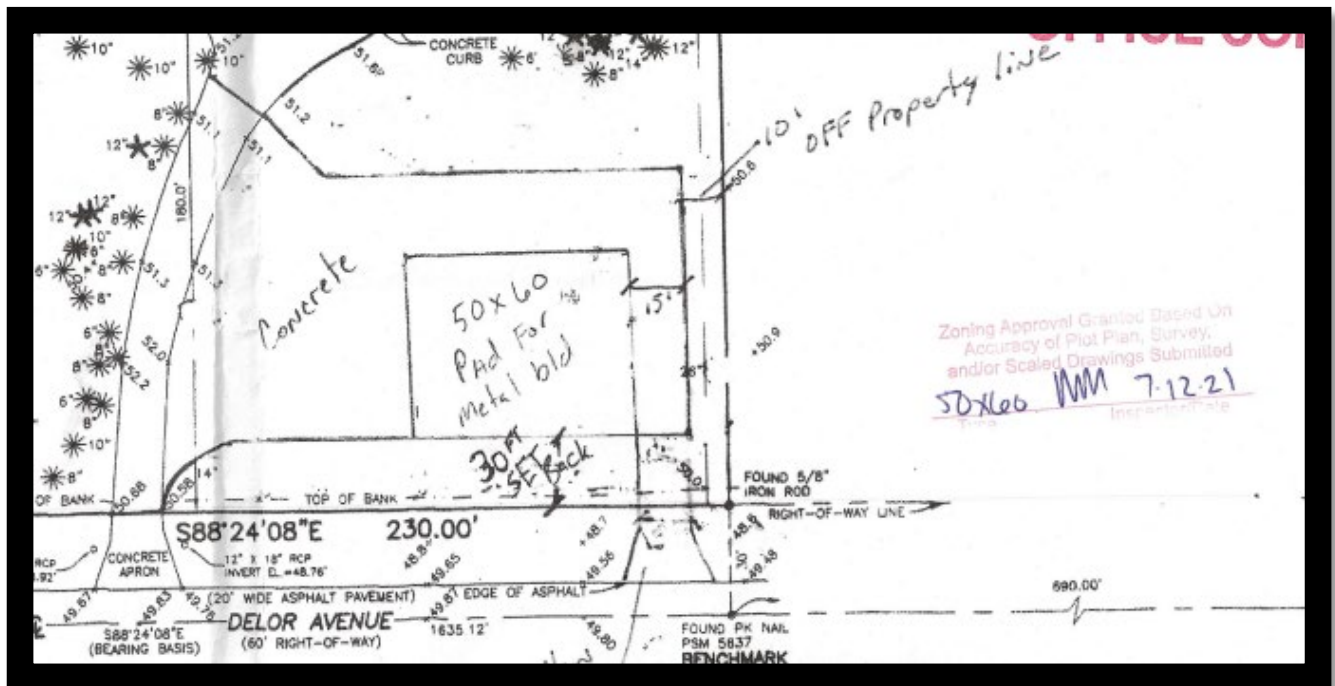


Figure 1



In June 2021, Carports Anywhere Inc. submitted a permit to the Building Division of the City of North Port (Permit #21-7905) **(Exhibit E)** to install a detached 50x60x16 steel building on the site. The application appears to have not been initially accepted, and there is a note detailing the setbacks of the structures. The approved site plan shows the slab maintaining a 30-foot front setback and a 25-foot side setback, meeting the minimum required setbacks. The spot survey included with the permit shows the slab extends into the front setback. The permit application submitted for Permit# 21-7905 indicates this is a permit for an accessory structure and was processed as a Garage (Detached or Carport) permit. The current status of this permit is issued, and the only inspection conducted for this permit is disapproved. This inspection shows as an Admin Zoning As-Built Survey Inspection, conducted March 17, 2022, and was disapproved due to the structure not meeting the minimum setbacks on the front and right side of the property.

## II. STAFF FINDINGS AND ANALYSIS

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 contains the regulations for land use in each zoning district including but not limited to setbacks for structures and accessory structures. A setback is defined as the minimum distance required from a lot line to the nearest point of a building or structure.

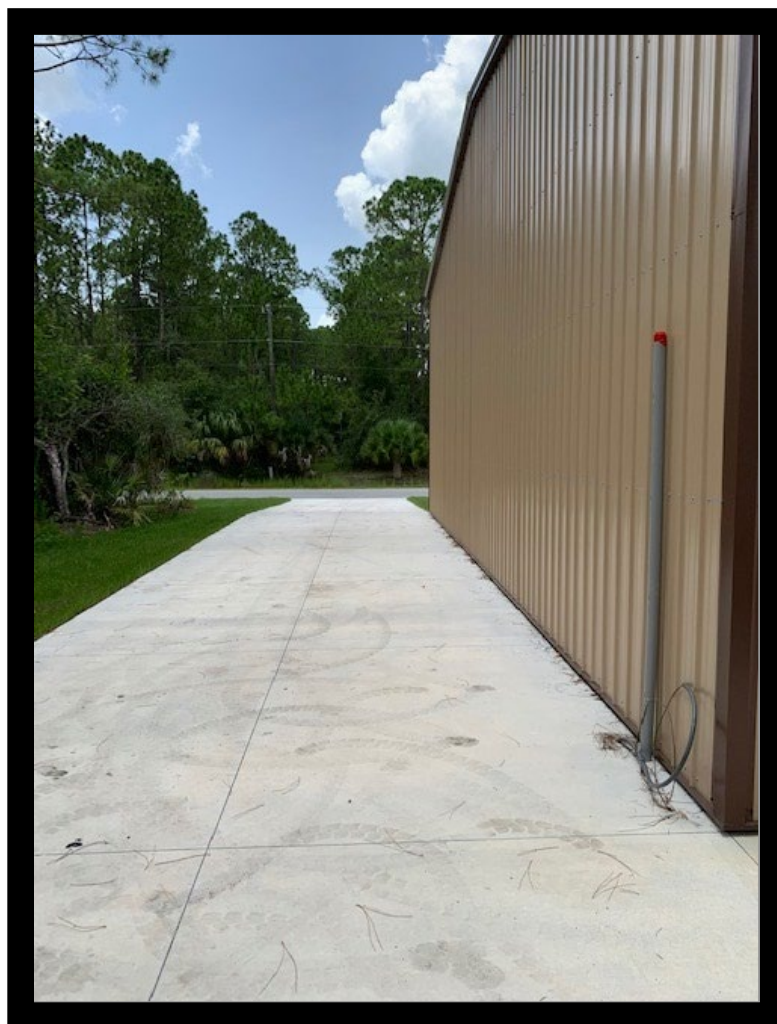


Chapter 53- Zoning Regulations, Part 2. Schedule of District Regulations, Article XX. Special Circumstance Regulations Section 53-240. Special Structures A. (6) states that "Accessory structures over five hundred (500) square feet in total area, other than swimming pools, tennis courts and other similar recreational facilities, shall maintain the same required setbacks as the principal structure." The required setbacks for the

principal structure are enumerated in Chapter 53- Zoning Regulations, Part 2. Schedule of District Regulations, Article II. – AG Agricultural District Sec. 53-32. – Minimum setback requirements. “A. Front yard: Thirty (30) feet. Side yard: Twenty-five (25) feet.”

The permit application was closed for permit# 21-6732. **(Exhibit D)** The concrete passed the inspections and met all the applicable requirements. Although throughout the process it was made clear that a slab was included in this permit, a slab alone is not a structure, and not subject to the setbacks of a structure.

The permit application and supporting site plans accepted by the Building Division for permit# 21-7905 showed that the placement of the structure met the minimum setback requirements. **(Exhibit E)** It was found at the time of the Zoning as-built survey that the carport company placed the 50x60x16 steel building 6 feet into the 30-foot front setback, and 1.2-feet into the 25-foot side setback, resulting in the contractor for permit# 21-6732 seeking a variance to allow for the newly constructed 50x60x16 steel building maintain a 24-foot front setback where a 30-foot front setback is required and a 23.8-foot side setback where a minimum 25-foot side setback is required. Photos taken from a site visit on June 14, 2022, show the structure.



Staff has analyzed this variance petition in regard to the application and narrative supplied by the applicant (**Exhibit F**) and the required findings for granting a variance under Section 1-28G.(2)(g) of the Unified Land Development Code which lists five (5) findings all of which must be met before a variance is granted by the Zoning Board of Appeals.

**ULDC CRITERIA FOR  
GRANTING  
VARIANCE**

Regarding these findings, staff has made the following responses to each of the findings (1 through 5) in red. The responses made by the applicant to each finding are provided in **Exhibit F**.

**CRITERIA #1**

[1] That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.

**Staff Response:** The property is a typical AG Agricultural district lot that is larger than the required minimum of 3 acres. The applicant permitted the concrete as concrete work only, and so the slab was not permitted with a structure. The plans for the slab met the setback but left no margin for error. Since the application for the structure specified the building would be placed on an existing slab, the more preliminary inspections were not included in this process.

This lot included in nine rows of lots that have same constraints that this one does. Based on this alone, staff concludes that there are not exceptional or extraordinary conditions that are inherent to the property in question that would warrant a variance.

**CRITERIA #2**

[2] That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this chapter. (Any action taken by an applicant pursuant to lawfully adopted regulations preceding this chapter will not be considered self-created.)

**Staff Response:** The applicant, through their narrative (**Exhibit F**), state that they failed to verify lot measurements and poured the slab 6 feet into the front setback and 1.2 feet into the side setback on



the site. The applicant for permit#21-7905 installed the building 6 feet into the front setback and 1.2 feet into the side setback despite the application for the building clearly stating that there would be a 30-foot front setback from the edge of the property and a 25-foot side setback from the edge of the property. Based on this analysis, Staff concludes that the exceptional and circumstances leading to the request for variance are not the result of actions taken by the applicant but by the contractor for the building, Carports Anywhere Inc.

### CRITERIA #3

[3] That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**Staff Response:** The property is larger than 3 acres and measures approximately 230 feet wide by 570 feet long. There are large areas on this lot where the structure in question could reasonably have been located so that there was no encroachment into the building setbacks. The structure would need to be relocated in order to comply with the building setbacks. In its current location the structure requires the approval of this variance to remain.

Staff concludes that while the requested variance to allow a 24-foot front setback and a 23.8-foot side setback is the minimum variance that will permit the structure to exist in its current location, this variance is not the minimum variance required to make reasonable use of the land.

### CRITERIA #4

[4] That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Staff Response:** Staff has not received any notification from the property owners in the neighborhood expressing that the granting of the variance would be injurious.

The request for variance was advertised on June 10, 2022 in accordance with the provisions of Article III., Sec. 1-28G.(2)(b)(ii) of the ULDC regarding public notice. In addition, staff finds that the granting of the variance would not be directly injurious or

detrimental to the public welfare as the variance would affect the subject property only and not the adjacent property owners.

Staff concludes that the granting of this Variance would not be injurious to the neighborhood.

#### CRITERIA #5

[5] That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of so general or recurrent a nature as to make it more reasonable and practical to amend these zoning regulations.

**Staff Response:** Staff concludes that the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of so general or recurrent a nature as to make it more reasonable to amend these zoning regulations.

### III. STAFF CONCLUSION AND RECOMMENDED ACTION

Section 1-28G.(2)(g) of the ULDC lists findings of which **all** must be met before a variance is granted by the Zoning Board of Appeals. Before granting a variance, the Zoning Board of Appeals shall find that all five criteria for granting a variance shall exist.

Staff finds that petition number VAR-22-087 the request for a variance from the Unified Land Development Code (ULDC) Chapter 53-Zoning Regulations, Part 3. – Special District Regulations, Article XX. – Special Circumstance Regulations, Section 53-240. – Special structures. A. (6) “Accessory structures over five hundred (500) square feet in total area, other than swimming pools, tennis courts and other similar recreational facilities, shall maintain the same required setback as the principal structure. The principal structure setbacks are enumerated in Chapter 53-Zoning Regulations, Part 2. – Schedule of District Regulations, Article II. – AG Agricultural District, Section 53-32. – Minimum setback requirements A. Front yard: Thirty (30) feet. & B. Side yard: Twenty-five (25) feet., to allow for to allow for a 24-foot front setback for an accessory structure where a minimum 30-foot front setback is required and a 23.8-foot side setback for an accessory structure where a minimum 25-foot side setback is required does not meet criteria numbers 1 and 3.

Staff recommends that the Zoning Board of Appeals **deny** the application, as it has been determined not all five criteria pursuant to Section 1-28G.(2)(g) of the ULDC have been met.

#### IV. PUBLIC NOTICE & HEARING SCHEDULE

The petition was advertised in a newspaper of general circulation within the City of North Port on June 10, 2022 pursuant to the provisions of Article III., Sec. 1-28G(2)(b)(ii) of the City of North Port Unified Land Development Code (ULDC) (**Exhibit G**).

The property owners were notified pursuant to the provisions of Article III., Sec. 1-28G.(2)(b)(i) of the City of North Port Unified Land Development Code (ULDC) (**Exhibit H**).

<b>Zoning Board of Appeals</b>	June 29, 2022 6:00 PM or as soon thereafter
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#### V. EXHIBITS

A.	Affidavits
B.	Warranty Deed
C.	VAR-22-087Application
D.	Permit# 21-6932 Concrete
E.	Permit# 21-7905 Accessory Structure
F.	Narrative/Applicant response to the five (5) findings
G.	Legal Advertisement
H.	Notice to Property Owner



## AFFIDAVIT

I (the undersigned), Chris Creekmore 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 26 day of April, 2022

[Signature]  
Signature of Applicant or Authorized Agent

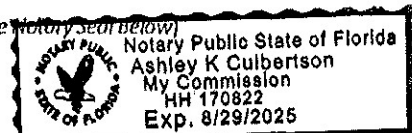
Chris Creekmore  
Print Name and Title

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

The foregoing instrument was acknowledged by me this 26 day of April, 2022, by \_\_\_\_\_ who is personally known to me or has produced Drivers license. C625119794570 as identification.

[Signature]  
Signature - Notary Public

(Place Notary Seal Below)



## AFFIDAVIT

## AUTHORIZATION FOR AGENT/APPLICANT

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

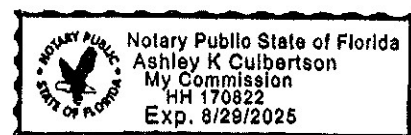
[Signature] Date 4/26/22  
Owner

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

The foregoing instrument was acknowledged by me this 26 day of April, 2022, by \_\_\_\_\_ who is personally known to me or has produced Drivers license as identification.

[Signature]  
Signature - Notary Public

(Place Notary Seal Below)



3/1/2021 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2635491

Prepared by and return to:  
NORTH PORT TITLE, LLC  
13801 Tamiami Trail Suite C  
North Port, FL 34287  
941-423-0360  
210273

Doc Stamp-Deed: \$4,611.60

Exhibit B

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 1 day of March 2021, between Jeffery A. Lang and Kathleen L. Lang, husband and wife as Trustees of the Trinity Revocable Trust dated May 7, 2010 whose post office address is 4411 Staley Road, Fort Myers, Florida 33905, grantor, and Done Right Pool Heating & A/C Inc., a Florida Profit Corporation whose post office address is 28110 Challenger Blvd., Punta Gorda, Florida 33982, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida to-wit:

Lot 12, Block 24, Second Addition to North Port Charlotte Estates, according to plat thereof as recorded in Plat Book 19, Page 44, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0939012412

**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, 2020**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Witness Name Printed

Witness

Witness Name Printed

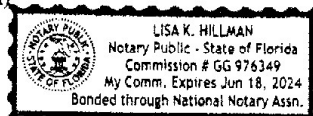
Jeffery A. Lang, Individually and as Trustee

Kathleen L. Lang, Individually and as Trustee

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1 of March, 2021 by Jeffery A. Lang and Kathleen L. Lang, husband and wife as Trustees of the Trinity Revocable Trust dated May 7, 2010, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Notary Public

Printed Name:

My Commission Expires:



**CITY OF NORTH PORT**  
Neighborhood Development Services  
Planning Division  
4970 City Hall Boulevard  
North Port, FL 34286-4100  
www.cityofnorthport.com  
Phone (941) 429-7156

DATE RECEIVED - DATE STAMP

CITY OF NORTH PORT  
PLANNING

APR 28 2022

RECEIVED

Exhibit C

## VARIANCE APPLICATION

Upon making any application to the City for any reason, the applicant agrees to comply with all the requirements of the Unified Land Development Code and further agrees to allow authorized city staff and personnel to enter and inspect the property during normal business hours

Date Application Received: \_\_\_\_\_ Accepted by: \_\_\_\_\_ Project No: \_\_\_\_\_

*Above to Be Completed by Planning Staff*

P.P. \_\_\_\_\_

### Type of Variance (Please select one)

Commercial \_\_\_\_\_ Residential ☒ Landscape \_\_\_\_\_ Subdivision \_\_\_\_\_

Project Name: Detached Garage

Name of Applicant: Chris Creekmore

Name of Corporation/LLC (If Applicable): Creekmore Construction of Florida

Street Address: 3509 Donahue Ave

City: North Port State: FL Zip Code: 34288

Phone: 941-815-8373 FAX No. \_\_\_\_\_ E-mail: CreekmoreConstruction@outlook.com

Name of Property Owner: (If different from the applicant above) Done Right Pool Heating & AC Inc.

Street Address: 28110 Challenger Blvd

City: Punta Gorda State: FL Zip Code: 33982

Phone: 800-714-3281 FAX No. \_\_\_\_\_ E-mail: KSadler@donerightpoolheating.com

Name of Architect: (If Applicable) \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX No. \_\_\_\_\_ E-mail: \_\_\_\_\_

Name of Engineer: (If Applicable) \_\_\_\_\_

Street Address: \_\_\_\_\_



City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Exhibit C

Phone: \_\_\_\_\_ FAX No. \_\_\_\_\_ E-mail: \_\_\_\_\_

Name of Attorney: (If Applicable) \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX No. \_\_\_\_\_ E-mail: \_\_\_\_\_

Name of Surveyor: (If Applicable) Meridian Group of South Florida

Street Address: 493 Berger Dr Unit A

City: Port Charlotte State: FL Zip Code: 33954

Phone: 941-766-0011 FAX No. 941-766-0012 E-mail: \_\_\_\_\_

Name of Contractor: (If Applicable) Creekmore Construction of FL

Street Address: 3509 Donshee Ave

City: North Port State: FL Zip Code: 34288

Phone: 941 815 8373 FAX No. \_\_\_\_\_ E-mail: creekmoreconstruction@outlook.com

Property Description: (Please list additional PID's on a separate sheet of paper) (Information can be found at <http://www.sc-pa.com/testsearch/>)

Parcel I.D. No(s): 1. 0-939-01-24.122 2. \_\_\_\_\_

Legal: Lot(s): 12 Block: 24 Addition: 2nd Tract or Parcel: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Section: 02 Township: 39S Range: 21E Acreage: \_\_\_\_\_

Street Address: 3167 Delor Ave North Port, FL 34288

Purpose of Application: Please briefly state what the intended use of the property will be or why you are making this application (e.g. general project description).

Property is used for a metal building and  
Parking. We poured 14,000 sqft of concrete total. We thought  
we were correct on placement and we are not.

Has this property undergone previous City development review and approval?

No: ☒ Yes: \_\_\_\_\_ If yes, when? (Month/Date/Year) \_\_\_\_\_

Existing land use (e.g., house, commercial structure, vacant): House and commercial structure

Surrounding existing land uses/zoning of adjacent properties:

North: Street

South: Green belt

East: Occupied - House

West: Occupied - House

Adopted Future Land Use Map Designation: \_\_\_\_\_

Adopted Zoning Map Designation: \_\_\_\_\_

**TRAFFIC:**

List the Roadways immediately serving the site:

Delora Ave Tropicare Blvd

Nearest: Traffic Control Light: \_\_\_\_\_ (feet) Stop Sign: 750 (feet)

**FIRE & RESCUE:**

Nearest: Fire Hydrant: \_\_\_\_\_ (feet)

**UTILITIES:**

How will Potable Water service be provided? Please contact North Port Utilities (941) 240-8000.

- ☒ Private Well (Submit a letter or application from the Sarasota County Department of Health.)
- ☐ North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

How will Sanitary Sewer service be provided? Please contact North Port Utilities (941) 240-8000.

- ☒ Private Septic System (If property is located in the Conservation Restricted Overlay Zone a class 1 aerobic water treatment system is required for single family home sites. Submit a letter or application the Sarasota County Department of Health.)
- ☐ North Port Utilities (Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)

**STORMWATER:** Please contact the City Stormwater Manager/Environmental at (941) 240-8321.

(Flood Information can be found at <http://www.cityofnorthport.com> Search: Flood Update)

Is the application site in a FEMA Hazardous Flood Zone? No: ☒ Yes: \_\_\_\_\_

If yes, what zone? \_\_\_\_\_

Is the application site in the Conservation Restricted Zone? No: ☐ Yes: \_\_\_\_\_

If yes, what zone? \_\_\_\_\_

Is the application site in the Big Slough Watershed Flood Zone? No: \_\_\_\_\_ Yes: \_\_\_\_\_

If yes, what is the 100-year 1-day flood elevation? \_\_\_\_\_ ft. NGVD

Does the application site contain wetlands? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, existing wetland acres: \_\_\_\_\_

Has the Departmental of Environmental Protection been notified of wetlands? Yes \_\_\_\_\_ No \_\_\_\_\_

Exhibit C

Is the property located in the Myakka River Protection Zone? No: \_\_\_\_\_ Yes: \_\_\_\_\_

Is the property adjacent to the Myakka River jurisdictional wetlands? No: \_\_\_\_\_ Yes: \_\_\_\_\_

(If yes, please provide acreage and map of the area and schedule a meeting with City Stormwater Manager/Environmentalist.)

**ENVIRONMENTAL:**

Are there any known Historical or Archaeological sites on the property?

(If unsure, please contact Sarasota County -- Division of Historical Resources, (941) 316-1115.)

No: ☒ Yes: \_\_\_\_\_ Please describe: \_\_\_\_\_

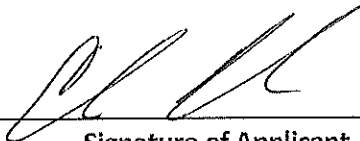
Has an Environmental Assessment Report/Review been prepared for this property?

No \_\_\_\_\_ Yes \_\_\_\_\_ Date survey was conducted: \_\_\_\_\_

Does the property contain gopher tortoise burrows, scrub jay habit, or any plant or animal species listed as "rare", "threatened", "endangered", or "species of special concern" by State and /or Federal agencies? If yes, the applicant will be required to produce documents on how listed species or habitats will be protected or managed at the Site Development stage.

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Please indicate which ones: \_\_\_\_\_

\*All of the information provided on this application is true and correct to the best of my knowledge.

  
Signature of Applicant

4-27-22  
Date

Chris Crocker  
Print Applicant Name



**BILLABLE FEE PAYMENT AGREEMENT**

I/WE agree to pay all the costs associated with processing this application petition. Payment is due within 10 days of receipt of an invoice, and all processing of the petition will stop if payments are not made within 10 days.

Name(s): Chris Creekmore  
Billing Address: 3509 Donahue Ave, North Port, 34288  
Contact Number: 941-815-8373  
Contact E-mail: creekmoreconstruction@outlook.com

I understand and agree to the conditions outlined in this agreement, and certify that all the information provided is correct.

Signature: [Signature]  
Print Name: Chris Creekmore  
Date: 4-27-22

Witness: [Signature]  
Print Name: Aaron Smith  
Date: 4-27-22

Applicants are billed for Legal Advertisement costs and actual postage costs for Adjacent Property Owner notifications. Fees will vary based on size of advertisement selected by the local newspaper, and amount of property owners to be notified.

To be filled out by Planning Staff

Petition Number: \_\_\_\_-\_\_\_\_-\_\_\_\_



## CITY OF NORTH PORT

### Variance Fee Sheet

Exhibit C

Property Location (Address): 3167 Delor Ave

PID(s) #: 0939012412

#### Variance Calculation

Fees	Total
Commercial \$975	
Residential \$575	
Subdivision \$900	
Landscape \$750	
<b>TOTAL</b>	

-All fees should be made payable to the City of North Port. Fees must be paid prior to the processing of the submittal.

-Other billable fees will be assessed and will be required to be paid by the applicant as stated on the billable fee agreement.

Please contact Planning Staff if you have any questions, 941.429.7156

# AFFIDAVIT

Exhibit C

I (the undersigned), Chris Creekmore 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.

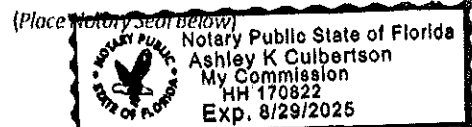
Sworn and subscribed before me this 26 day of April, 2022

[Signature] Signature of Applicant or Authorized Agent  
Chris Creekmore Print Name and Title

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

The foregoing instrument was acknowledged by me this 26 day of April, 2022, by \_\_\_\_\_ who is personally known to me or has produced Drivers license. C625119794570 as identification.

[Signature]  
 Signature - Notary Public



# AFFIDAVIT

## AUTHORIZATION FOR AGENT/APPLICANT

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

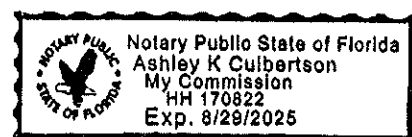
[Signature] Owner Date 4/26/22

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

The foregoing instrument was acknowledged by me this 26 day of April, 2022, by \_\_\_\_\_ who is personally known to me or has produced Drivers license as identification.

[Signature]  
 Signature - Notary Public

(Place Notary Seal Below)







C I T Y   O F   N O R T H   P O R T  
PUBLIC WORKS DEPARTMENT  
ROAD AND DRAINAGE DISTRICT  
FOR INSPECTIONS CALL BUILDING DEPT. AT (855) 941-4636  
CULVERT / ROW USE PERMIT

Exhibit D

---

Application Number . . . . .	21-00006732	Date	9/02/21
Application pin number . . . .	980796		
Revision number . . . . .	2		
Property Address . . . . .	3167 DELOR AVE		
Parcel ID:	0939012412		
Application type description	CULVERT / RIGHT OF WAY		
Subdivision Name . . . . .	NORTH PORT CHARLOTTE ESTATES 2		
Application valuation . . . . .	85000		

---

Application Description  
landclear sitework structural concrete slab culver

---

Owner	Contractor
LANG JEFFERY A TTEE	CREEKMORE CONSTRUCTION OF FLOR
LANG KATHLEEN L TTEE	3509 DONAHUE AVE
(TRINITY REVOC TR DTD 5/7/10)	NORTH PORT FL 342886345
NORTH PORT FL 342867182	(941) 815-8373

---

---

Permit . . . . .	CULVERT / ROW PERMIT		
Additional desc . . .	CULVERT		
Phone Access Code .	2653368		
Permit Fee . . . . .	.00		
Issue Date . . . . .	9/02/21	Valuation . . . . .	0
Expiration Date . . .	3/01/22		

---

Special Notes and Comments

"WARNING TO OWNER:YOUR FAILURE TO RECORD  
A NOTICE OF COMMENCEMENT MAY RESULT IN  
YOUR PAYING TWICE FOR IMPROVEMENTS TO  
YOUR PROPERTY. A NOTICE OF COMMENCEMENT  
MUST BE RECORDED AND POSTED ON THE JOB  
SITE BEFORE THE  
FIRST INSPECTION."

THIS PERMIT MUST BE POSTED IN A  
CONSPICUOUS LOCATION BEFORE WORK IS  
STARTED AND REMAIN POSTED UNTIL  
INSPECTIONS ARE COMPLETED.

\*

NOTICE: IN ADDITION TO THE REQUIREMENTS  
OF THIS PERMIT, THERE MAY BE ADDITIONAL  
RESTRICTIONS APPLICABLE TO THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS  
OF SARASOTA COUNTY, AND THERE MAY BE  
ADDITIONAL PERMITS REQUIRED FROM OTHER  
GOVERNMENTAL ENTITIES SUCH AS THE  
SOUTHWEST FLORIDA WATER MANAGEMENT  
DISTRICT, STATE AGENCIES, OR FEDERAL  
AGENCIES.

C I T Y   O F   N O R T H   P O R T  
PUBLIC WORKS DEPARTMENT  
ROAD AND DRAINAGE DISTRICT  
FOR INSPECTIONS CALL BUILDING DEPT. AT (855) 941-4636  
CULVERT / ROW USE PERMIT

Exhibit D

Application Number . . . . .	21-00006732	Page	2
Application pin number . . . .	980796	Date	9/02/21
Revision number . . . . .	2		

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	.00	.00	.00	.00
Grand Total	.00	.00	.00	.00

C I T Y O F N O R T H P O R T  
PUBLIC WORKS DEPARTMENT  
ROAD AND DRAINAGE DISTRICT  
FOR INSPECTIONS CALL BUILDING DEPT. AT (855) 941-4636  
CULVERT / ROW USE PERMIT

Exhibit D

-----

Application Number . . . . .	21-00006732	Page	3
Revision number . . . . .	2	Date	9/02/21
Property Address . . . . .	3167 DELOR AVE		
Parcel ID:	0939012412		
Application description . . .	CULVERT / RIGHT OF WAY		
Subdivision Name . . . . .	NORTH PORT CHARLOTTE ESTATES 2		
Permit . . . . .	CULVERT / ROW PERMIT		
Additional desc . .	CULVERT		
Phone Access Code .	2653368		

-----

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10	100	100	BUILDING-STRU SLAB/ONE INSPECT	_____	___/___/___
10	909	909	PW-CULVERT IN-PROGRESS INSP	_____	___/___/___
20	902	902	PW-FINAL	_____	___/___/___
20	801	801	ZONING-FINAL	_____	___/___/___

Exhibit D

NOTIFIED: \_\_\_\_\_ / \_\_\_\_\_

JUN 02 2021

FEES DUE: \$ \_\_\_\_\_



4970 City Hall Blvd  
North Port, FL 34286  
Ph: 941-429-7044  
Inspections: 855-941-4636

## CITY OF NORTH PORT

### Permit Application

bldginfo@cityofnorthport.com

www.cityofnorthport.com

Exhibit D

<b>DEPARTMENT</b> <b>BUILDING</b> _____ <b>ZONING</b> _____ <b>FIRE</b> _____ <b>PUBLIC WORKS</b> _____ Related Permit (if applicable) # _____	<b>Permit #:</b> <u>21-6732</u> <b>Office Use ONLY</b>
--	---

- ☐ Commercial (New)
- ☐ Commercial (Addition)
- ☐ Commercial (Build-Out)
- ☐ Commercial (Remodel)
- ☐ Dumpster
- ☐ Demolition
- ☐ Sign
- ☐ Fire (Alarm, Sprinkler etc.)
- ☐ Change of Occupancy/Use

- ☐ Electric and/or Low Voltage
- ☐ Mechanical
- ☐ Plumbing and/or Gas
- ☐ Exterior Door & Window
- ☐ Mobile Home or Modular
- ☐ Residential (New)
- ☐ Residential (Addition)
- ☐ Residential (Remodel)
- ☐ Screen/Pool Cage

- ☐ Accessory Structure (Shed, Carport, etc.)
- ☒ Concrete
- ☐ Roof
- ☐ Swimming (Pool, Spa, etc.)
- ☐ Waterfront (Dock, Seawall, etc.)
- ☐ Cell Tower/Antenna
- ☐ Fence
- ☐ Other

COST OF CONSTRUCTION \$ \$85,000 PARCEL ID 0939012412

JOB SITE ADDRESS 3167 Delor Ave ZIP CODE 34286

LOT 12 BLOCK 24 ADDITION \_\_\_\_\_

PROPERTY OWNER Dove Right Pool Heating OWNER'S PHONE 941-815-2225

DESCRIPTION OF WORK Clearing, site work, concrete slab and new culvert

SQ FT OF LOT 131,116 SQ FT UNDER ROOF 3888

☐ Central Water ☐ Central Sewer ☒ Well ☐ Septic

Existing Sprinkler: ☐ Yes ☐ No Existing Alarm: ☐ Yes ☐ No

CONTRACTOR'S COMPANY NAME Creekmore Construction of Florida

AGENT/CONTACT PERSON Chris PHONE 941-815-8393

EMAIL creekmoreconstruction@outlook.com STATE LICENSE # CRC1331321

\*Subcontractor Verification Forms Required if any of these trades will be doing work\*:

☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Gas ☐ Roofing ☐ Other

DEV TECH \_\_\_\_\_ BLDG DWS ZONING MM MECH \_\_\_\_\_ ELEC \_\_\_\_\_ PLBG \_\_\_\_\_ FIRE \_\_\_\_\_

PUBLIC WORKS WPA PLANNING \_\_\_\_\_ UTILITIES front setback



Exhibit D

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installations have commenced prior to the issuance of a permit and that all work will be performed in accordance with the standards of all laws and ordinances regulating construction in The City of North Port, Florida, whether specified herein or not. I understand that a separate permit may be required to perform electrical, plumbing, sign, well, pool, furnace, boiler, heater, air conditioning, storage tank, demolition or any other types of work as specified by The City of North Port. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

The permit will expire **180 days** from the date it is issued if inspections have not commenced, or **180 days** from the last **approved** inspections. (FBC 105.3.2/105.4.1)

**Please sign on page 2**



**City of North Port**  
**Neighborhood Development Services**  
**4970 City Hall Boulevard**  
**North Port, FL 34286**

Phone (941) 429-7044 Email: bldginfo@cityofnorthport.com Inspections (941) 429-7224

## Plan Revision or Additional Information Form

\*\*\*PLEASE CHECK ONE\*\*\*

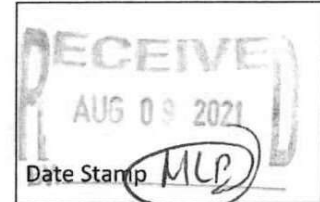


Permit has been issued



Permit has not been issued

Permit No. 21-6732  
 (Required)



PLEASE PUT PERMIT NUMBER ON ALL ATTACHED DOCUMENTS

Jobsite Address 3167 Delor Ave

Company Name Creekmore Construction License # CRC1331321

Contact Person Chris Phone # 941 815 8373 Fax # \_\_\_\_\_

Reason revision or additional information is being submitted: Include Drainage  
plan

Which division or plans examiner should receive the packet? James Polak

*If you are replacing plan sheets, then you are responsible for making the change to the office file set.  
 Contact the plans examiner and set up an appointment so you can replace the sheets in the office file set.*

Does this require a plan review fee? Yes _____ No <input checked="" type="checkbox"/> _____ \$ _____	
<u>[Signature]</u>	
Staff Signature	
<i>Office Use Only</i>	

Date: 2021.08.06  
00:00:26 -04'00"

**JOB NO. 211162 SM**

**DESCRIPTION:**

SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES as recorded in Plat Lot 12, Block 24,  
Book 19, Pages 44, 44A thru 44O (44F) of the Public Records of Sarasota County, Florida.

NOTE: FLOOD PLANE DETERMINATION IS ESTIMATED NOT TO BE CONTRID BY A CONFIRMATION OR USUAL OF FLOOD INSURANCE RATE MAP AND IS	DATE OF SURVEY	MARCH 31, 2021	DATE OF FOUNDATION		DATE OF FINAL		INTENDED USE OF SURVEY	FINANCING
FLOOD ZONE DATA COMMUNITY NO. 200279 FLOOD PANEL NO. 121150281F DATE: 11/04/18 F.I.R.M. FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A				493 Barger Drive Unit A Port Charlotte, Fl. 33954 Fax (941)7766-0011 Cell (941)7766-0012				
			MERIDIAN GROUP of South Florida Inc. Surveying-Planning-Construction Civil & Environmental Engineering					
			FL ENGINEERING C.A. No. 31131					
			FL REG. LB0046					
			P.E. FL LICENSE #44215					
			August 4, 2022					

**DESCRIPTION:**

**DESCRIPTION:** Lot 12, Block 24, SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES as recorded in Plat Book 19, Pages 44, 44A thru 440 (44F) of the Public Records of Sarasota County, Florida.

NOTE: THE UNDERSIGNED MAKE NO GUARANTEE OR REPRESENTATION REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, STRUCK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, UNDERGROUND UTILITIES AND OTHER SIMILAR MATTER. WHEN NOT ORIGINALLY SIGNED, UNLESS IT BEARS THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, EJECTA, ETC., IS NOT VALID.



NOTIFIED: \_\_\_\_\_ / \_\_\_\_\_

FEES DUE: \$ \_\_\_\_\_



4970 City Hall Blvd  
North Port, FL 34286  
Ph: 941-429-7162  
Inspections: 855-941-4636

# CITY OF NORTH PORT

## OFFICE COPY

www.cityofnorthport.com

bldginfo@cityofnorthport.com



### Land Clearing/Tree Removal Application

<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	Permit #: <u>21-6732</u>
--------------------------------------	-------------------------------------	--------------------------

#### Reason for Clearing/Removal

- ☒ To facilitate construction      ☐ Unhealthy tree      ☐ To remove spoil pile  
☐ Invasive tree understory (pepper trees, palmettos etc.)      ☐ Other \_\_\_\_\_

PARCEL ID 0939012412 JOB SITE ADDRESS 3167 Delor Ave

LOT 12 BLOCK 24 ADDITION \_\_\_\_\_ LOT SQ FT \_\_\_\_\_

PROPERTY OWNER Dove Right Pool Heating OWNER'S PHONE 941-815-2225

DESCRIPTION OF WORK Clear tree's for concrete slab for metal building by other

CONTRACTOR Creekmore Construction of Florida LICENSE # CR1331321

AGENT/CONTACT PERSON Chris PHONE 941-815-8373

EMAIL creekmoreconstruction@outlook.com

#### Heritage Tree Information (DBH is measured at 54" above the ground)

Diameter at DBH \_\_\_\_\_ X \_\_\_\_\_ = \$ \_\_\_\_\_

Is the silt screen in place across the swale? (Yes / No) If no, provide date the silt screen will be in place: \_\_\_\_\_

Number & Types of trees to be saved: Pine-37 Oak-1 Palm-18

Number & Types of trees to be removed: Pine-37 Oak-5 Palm-10

1. Indicate the exact location and diameter at DBH of each tree to be saved or removed on each site plan.
2. **Three color coded copies of the site plan are required with the application.** (A color aerial photo from the Sarasota County Property Appraiser's website may be used in lieu of a site plan for tree removal or invasive tree understory removal **ONLY**.)
3. A Road Right of Way (ROW Use) application must be attached to a land clearing application.
4. Silt Screen area must be highlighted on all 3 site plans (land clearing **ONLY**).

**Please Sign on 2<sup>nd</sup> Page**

Exhibit D

I assume Legal responsibility for any and all violations on this property pertaining to the City of North Port Tree Protection Regulations for the duration of the permit or until the permit is closed.

Chris Creechmore

Print Name of Owner/Contractor/Authorized Agent

[Signature]

Signature

5-31-21

Date

Office Use Only

- ☒ APPROVED. This application is approved in accordance with Chapter 45 of the City's Unified Land Development Code

☐ Adjacent Lots \_\_\_\_\_

**CONDITIONS**

- ☒ The construction authorization card shall be posted on the jobsite prior to any work being performed. The construction authorization card shall remain until a permit box for building construction is located on the property. At that time, a land clearing permit and right-of-way use permit will be placed in the permit box.
- ☒ Best Management Practices shall be used to prevent the erosion of unstable soil with methods such as silt screens or hay bales.
- ☒ All Land Clearing activities must be completed within one (1) year of the issuance of the Land Clearing Permit. All exposed soil must be stabilized (sod, mulch, gravel etc.) by the time of final inspection.
- ☐ DENIED.

Authorized Signature

[Signature]

Date

6-18-2021

\*\*\*If you need to re plant a tree(s), the replacement tree should be  $\approx 3''$  at DBH (54" off the ground) and  $\approx 8'$  tall.\*\*\*

Exhibit D



City of North Port  
Neighborhood Development Services  
4970 City Hall Boulevard  
North Port, FL 34286  
Phone (941) 429-7044  
Email: bldginfo@cityofnorthport.com

Exhibit D

OFFICE USE ONLY

21-6732  
PERMIT #

### Application for a Right of Way Use Permit

PERMISSION IS HEREBY GRANTED TO

APPLICANT	Name (Print)	Creekmore Construction of Florida		
	Email	creekmoreconstruction@outlook.com		
	Address	3509 Donahue Ave		
	Phone Number	941 815 8373		
TYPE OF WORK	New Residential Construction		Land Clearing	<input checked="" type="checkbox"/>
	New Commercial Construction		Culvert/Driveway/Sidewalk/Concrete Slab	<input checked="" type="checkbox"/>
	Communication Facility/System		Fence/Shed/Garage/Pool	
	Utility Bore Digging or FPL Pole Installation		Other	
LOCATION	Street Number	3167	Street Name	Delor Ave
	PID Number	0939012412	Lot	12
	Block	24	Addition	

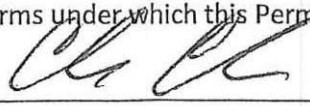
If applicable, a Corporate Bond shall be filed with the City of North Port, Florida. It is agreed between Applicant and City, bond may be used to repair any damage done, correcting any violations of ordinances and/or cleaning/restoring the grounds occupied or used by the Applicant to condition prior to issuance of this permit. ULDC CHAPTER 33; Applicant shall be responsible for repair/restoration to roadway, right-of-way, swales and adjacent properties prior to final Public Works Department approval and/or issuance to Certificate of Occupancy.

**The construction authorization card shall be posted on the jobsite prior to any work being performed. The construction authorization card shall remain until a permit box for building construction is located on the property. At that time, the land clearing permit and right-of-way use permit shall be placed in the permit box.**

**Applicant to schedule all required inspections including after completion final inspection.**

This Permit applies to Right of Way Use at **ABOVE LOCATION ONLY.**

I HEREBY AGREE to all terms under which this Permit is being issued.

Applicant Signature:  Date: 6-2-21

CITY OF NORTH PORT, FLORIDA

Director, Public Works or Authorized Agent: JAMES POLAK Date: 8/23/2021



Exhibit D

**Right-of-Way Use Permit for City of North Port**  
**General Provisions/Conditions**

- a. No streets or sidewalks may be blocked or closed without prior permission from the Public Works department.
- b. Repair and restoration of work area is required in accordance with City Code.
- c. Fire hydrants must be accessible at all times.
- d. All equipment and materials are to be properly barricaded, lighted and secured. A day/night watchman may need to be employed for that purpose.
- e. Institute proper erosion control measures effecting positive drainage at all times within City right-of-way and, use Best Management Practices as required under City codes/ordinances.
- f. Provision be made for the continuous operation of all utility pipes, ducts and other lines.
- g. Assure affected public and private property is maintained and preserved from injury through-out work performance.
- h. Assure that all work performance is done in such matter as to promote public safety.
- i. Agree that all suits, actions or claims of whatever nature which may arise, occasioned either directly or indirectly by the work permitted or the special privileges granted hereunder, shall be assumed by the Applicant and that the City Commission, and all its officers, agents and employees, shall be indemnified and saved harmless there from, and that Certificates of Liability insurance be submitted by the Applicant.
- j. Assure that all lines and grades furnished for poles, ducts, pipes, sidewalks, buildings and other structures are in accordance with city standards/codes.
- k. The City reserves the right to revoke the Right of Way Permit without other formality than that of notifying the Applicant of this effect should there be a violation to the foregoing General Provisions or City codes/ordinances. Furthermore, to invoke the provisions of the Corporate Bond to restore the area to its original condition where deemed necessary.
- l. Adherence to the National Environmental Policy Act and Endangered Species Act.
- m. If this Right-of-Way Use Permit is specific to a wireless communication device or system to be located within a City right of way, the applicant shall comply with all requirements, standards and provisions set forth in State of Florida and City of North Port regulations governing same.

I HEREBY AGREE to above General Provisions/Conditions under which this Permit is being issued.

Applicant Signature: \_\_\_\_\_



Date: \_\_\_\_\_

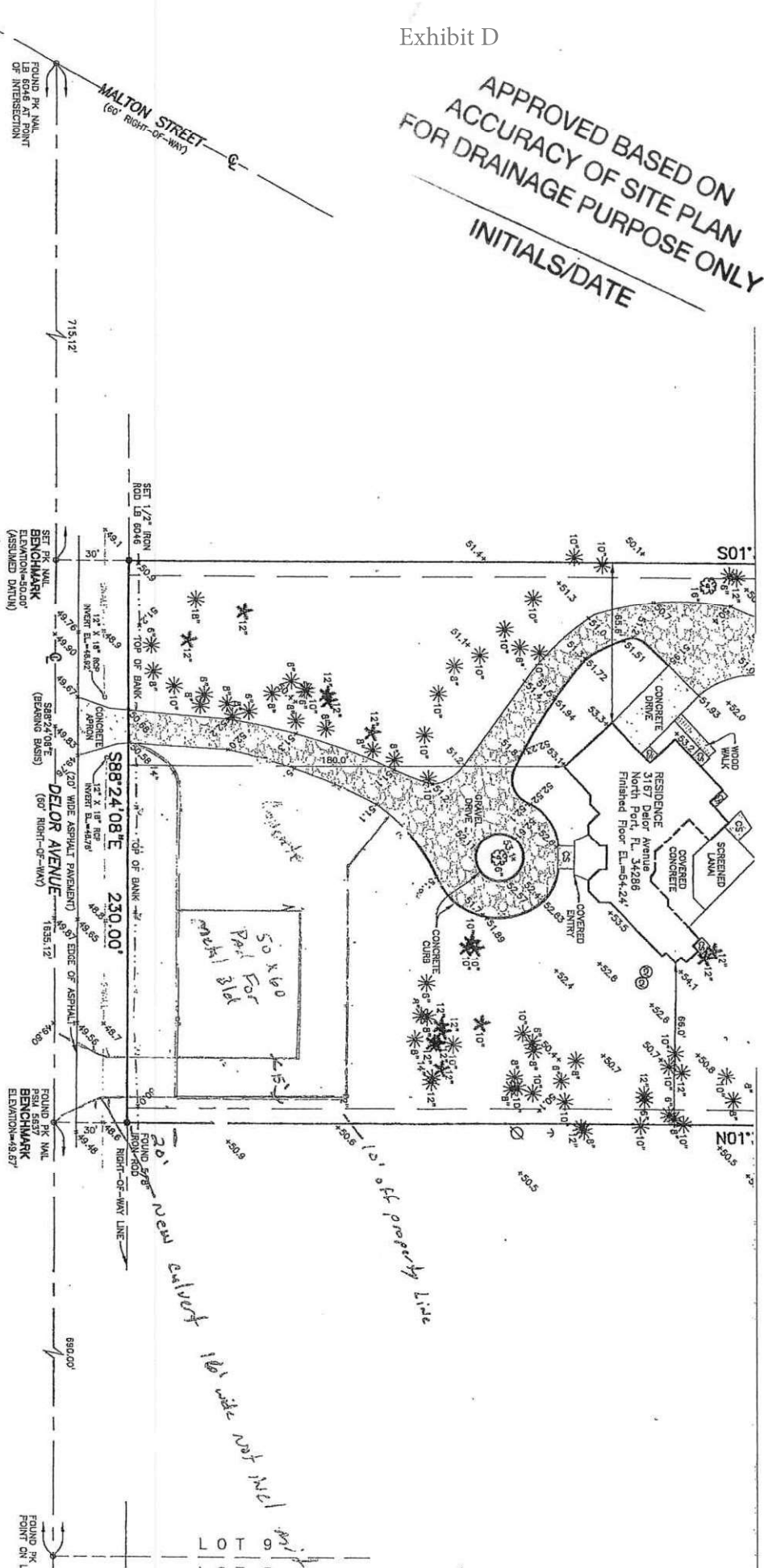
6-2-21



Exhibit D

APPROVED BASED ON  
ACCURACY OF SITE PLAN  
FOR DRAINAGE PURPOSE ONLY

\_\_\_\_\_  
INITIALS/DATE

NOTE: THE UNDERSIGNED MAKE NO GUARANTEE OR REPRESENTATION REGARDING INFORMATION SHOWN HEREON PERTAINING TO EMPLOYERS, RIGHTS-OF-WAY, SETBACK LINES, ACCIDENTS, RESERVATIONS, RESTRICTIONS, UNDERGROUND UTILITIES AND OTHER SIMILAR MATTER WHICH NOT LEGALLY SIGNED UNLESS IT BEARS THE SIGNATURE AND ORIGINAL ENCLOSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID.



NOTE: FLOOD PLANE DETERMINATION IS RESTRICTED TO REVIEW OF FLOOD INSURANCE RATE MAP AND IS NOT A GUARANTEE OF FLOOD POTENTIAL.					
FLOOD ZONE DATA CONDUIT NO.: 120273 ELEVATION: 1211.00±0.35'F DATE: 11/06/18 FILE# FLOOD_ZONE_ "X" BASE FLOOD ELEVATION: N/A					
		DATE OF SURVEY	March 31, 2021	DATE OF FOUNDATION	
MERRIDIAN GROUP of South Florida Inc. Surveying-Planning-Construction Expediting		493 Banger Drive Unit A Port Charlotte, FL 33854 Fon (941)776-0011 Fax (941)768-0012			
FL REG. LABORS		DATE OF FINAL	DRAWN BY	TITLE	
JOSEPH E. HIGHT, P.E., S.F.S., L.S., M.O.S. 95154		 APRIL 7, 2022 DATE			

City of North Port  
Neighborhood Development Services  
4970 City Hall Boulevard  
North Port, FL 34286

21-6732

Exhibit D

Phone (941) 429-7044

Email: bldginfo@cityofnorthport.com

Inspections (941) 429-7224

Plan Revision or Additional Information Form

\*\*\*PLEASE CHECK ONE\*\*\*



Permit has been issued



Permit has not been issued

Permit No.

21-6732

(Required)

PLEASE PUT PERMIT NUMBER ON ALL ATTACHED DOCUMENTS

Jobsite Address

3167 Delor Ave

Company Name

Creekmore Construction

License #

CRC1331321

Contact Person

Chris

Phone #

9418158373

Fax #

Reason revision or additional information is being submitted:

Remove + Replace  
concrete apron. Original was damaged during  
new work that was performed

Which division or plans examiner should receive the packet?

Building Plans Review + PW

If you are replacing plan sheets, then you are responsible for making the change to the office file set.

Contact the plans examiner and set up an appointment so you can replace the sheets in the office file set.

Does this require a plan review fee?

Yes

No

\$

Staff Signature

Office Use Only



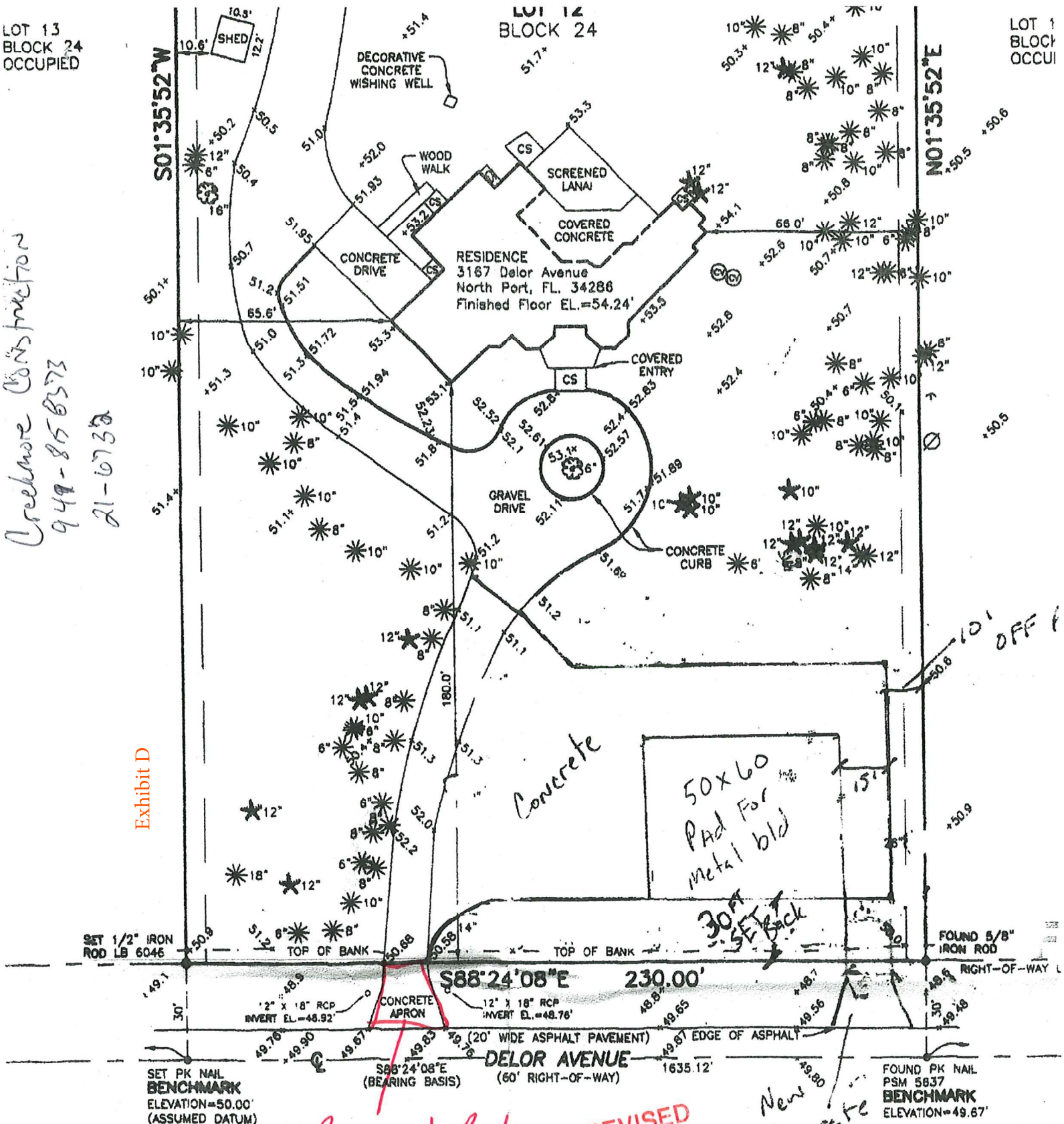
LOT 13 BLOCK 24 OCCUPIED

LOT 12 BLOCK 24

LOT 1 BLOCK OCCUPIED

*Creekmore Construction*  
 949-858373  
 21-6732

Exhibit D



**OFFICE COPY** *Remove & Replace Concrete Apron* **REVIS**  
*21-6732* **OFFICE COPY**

ATES as recorded in Plat  
 Sarasota County, Florida.

NOTE: FLOOD PLANE DETERMINATION IS RESTRICTED TO REVIEW OF FLOOD INSURANCE RATE MAP AND IS NOT TO BE CONTRUED AS A CONFIRMATION OR DENIAL OF FLOOD POTENTIAL.	DATE OF SURVEY March 31, 2021	DATE OF FOUNDATION
FLOOD ZONE DATA <small>COUNTY OF FLA. 1303720</small>		493 Barger Drive Unit A Port Charlotte, FL. 33954



Building Division  
4970 City Hall Blvd, North Port, FL 34286  
Phone: (941) 429-7044  
Email: bldginfo@cityofnorthport.com

Exhibit D



## SUB-CONTRACTOR CONFIRMATION FORM

SUB-CONTRACTOR CONFIRMS THAT HE/SHE IS RESPONSIBLE FOR THE WORK ON THIS SPECIFIC PROJECT, AND ALLOWS THE GENERAL CONTRACTOR TO OBTAIN A BUILDING PERMIT FROM THE CITY.

Gen. Contractor: Creekmore Construction Permit Application #: 21-6732  
OR

Owner / Builder: \_\_\_\_\_

Job Address: 3167 Delor Ave North Port FL

Circle only one: ☒ Electrical ☐ Mechanical ☐ Plumbing ☐ Roofing ☐ Fire Sprinkler ☐ Other  
☐ Fire Alarm ☐ Low Voltage ☐ Fire Suppression ☐ Fire Underground ☐ Concrete

The qualifier of each major sub-trade (listed above) performing work under a general contractor must complete this form and submit it to the General Contractor or Owner/Builder PRIOR to issuance of permits.

Sub-Contractor: LONE STAR ELECTRICAL SERVICES LLC

Address: P.O. BOX 380326 MURDOCK FL 33938

License #: ~~13010137~~ #13010137 EC Phone #: 941-313-5839

Qualifiers Affidavit  
KNOW ALL MEN that I SHAWN ERICKSON (name) qualifier/agent of

LONE STAR ELECTRICAL SERVICES LLC (name of company) do hereby certify that my company is responsible for the work as stated above.

Shawn Erickson

Signature of Qualifier/Agent

STATE OF FLORIDA, COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17th day of NOVEMBER

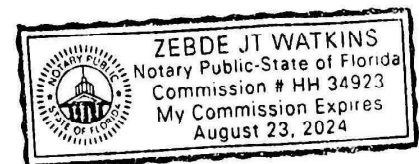
2021 by Zebde WATKINS who is personally known to

me ☐ or who has produced DRIVER LICENSE as identification by means

of ☒ physical presence or ☐ online notarization.

Notary Public Signature

[Signature]



SEAL



# NOTICE OF COMMENCEMENT

Permit Number 21-6732 Tax Folio # 0939012412

The undersigned hereby gives notice that improvement will be made to certain Real Property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

## 1. DESCRIPTION OF PROPERTY:

(Legal description of the property and street address, if available).

Lot 12 Blk 24 North Port Charlotte Estates  
3167 Delor Ave, North Port, FL 34286

## 2. GENERAL DESCRIPTION OF IMPROVEMENT:

Removal of trees and concrete/slab.

This space reserved for recording

## 3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

Name & Address: Dune Right Pool Heating & A/C Inc. 3167 Delor Ave N.P. 34286

Interest in Property: Owner

Fee Simple Title Holder (if different from owner listed above): \_\_\_\_\_

## 4. CONTRACTOR: Name: Chris Creekmore Phone Number: 941-815-8373

Contractors Address: 3509 Donahue Ave North Port, FL 34288

## 5. SURETY (If applicable, a copy of the payment bond is attached): Amount of bond: \$ \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

## 6. LENDER'S NAME: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Lender's address: \_\_\_\_\_

## 7. Person's within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

## 8. In addition, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Phone number of person or entity designated by Owner: \_\_\_\_\_

## 9. Expiration of notice commencement (the expiration date will be 1 year from date of recording unless a different date is specified. \_\_\_\_\_ 20, \_\_\_\_\_.

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature]  
(Signature of Owner or Lessee, or Owner's or Lessee's  
Authorized Officer/Director/Partner/Manager)

LaDonna Sadler  
(Print Name and Provide Signatory's Title/Office)

State of Florida County of Dade

The foregoing instrument was acknowledged before me this 1st day of June, 2021 by  
Notary Public for LaDonna Sadler  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known or Produced Identification Driver License

[Signature]  
(Signature of Notary Public – State of Florida)

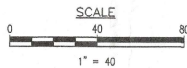


Savannah Morgan  
Notary Public  
State of Florida  
Comm# HH054880  
Expires 10/19/2024

# SURVEY SKETCH

THE SURVEY SHOWN HEREON WAS MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE.  
UNLESS OTHERWISE NOTED, MEASUREMENTS REFERRED TO RECORD PLAT AND ELEVATIONS N.G.V.D. 1929.  
UNDERGROUND IMPROVEMENTS AND ENCROACHMENTS WERE NOT LOCATED.  
UNLESS OTHERWISE SHOWN, ALL IMPROVEMENTS (SEWERING AND DISTANCES), ARE PLAT AND MEASURED.  
THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENTS AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE.  
NO CLAIM, WATER RIGHTS OR OTHER RIGHTS ARE CLAIMED OR INTENDED TO BE CLAIMED.  
THE SURVEY SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

## BOUNDARY SURVEY (WITH IMPROVEMENTS)



Client Done Right Pool Heating & AC Inc.  
CERTIFIED TO: (FOR THE EXCLUSIVE USE OF)  
CLIENT

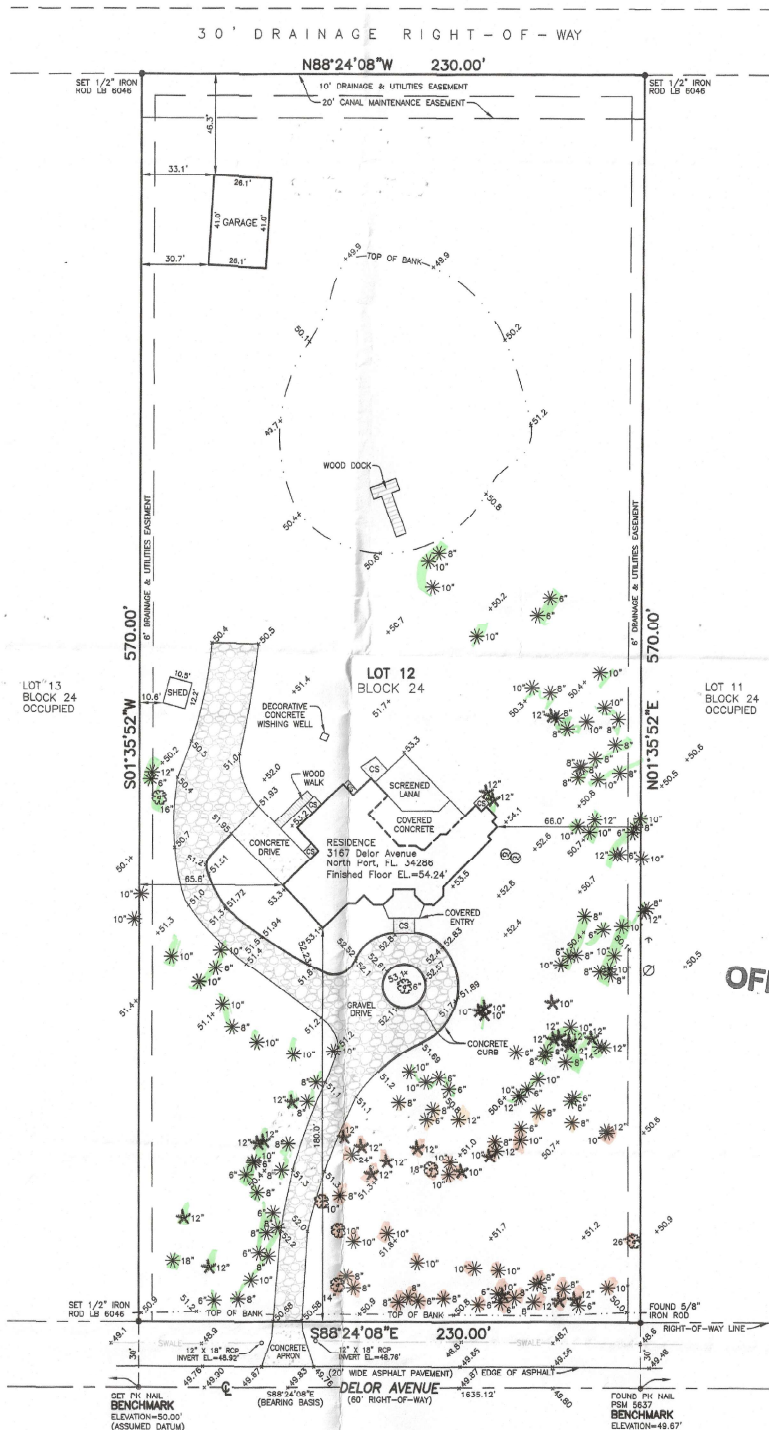
Creekmore Construction  
CRC1331321  
941 815 8373

- LEGEND**
- RECORD PLAT DATA
  - MEASURED DATA
  - CALCULATED DATA
  - PAVED DRIVE
  - CONCRETE SLAB
  - ELEVATION
  - GRASS
  - WOOD POWER POLE
  - IRRIGATION CONTROL VALVE
  - DAIRY TREE
  - PINE TREE
  - 3" POT ELEVATIONS
  - CONCRETE
  - GRAVEL
  - WOOD

ELEVATIONS ARE BASED ON ASSUMED DATUM

Exhibit D

Remove  
Keep



OFFICE COPY

### DESCRIPTION:

Lot 12, Block 24, SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES as recorded in Plat Book 19, Pages 44, 44A thru 44D (44F) of the Public Records of Sarasota County, Florida.

NOTE: FLOOD PLANE DETERMINATION IS RESTRICTED TO REVIEW OF FLOOD INSURANCE RATE MAP AND IS NOT TO BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOOD POTENTIAL.

FLOOD ZONE DATA  
COMMUNITY No.: 120279  
MAP & PANEL No.: 1211503381F  
DATE: 11/04/16  
F.I.R.M. FLOOD ZONE: "X"  
BASE FLOOD ELEVATION: N/A

DATE OF SURVEY March 31, 2021

DATE OF FOUNDATION

DATE OF FINAL

JOB NO. 210352

INTENDED USE OF SURVEY FINANCING

DRAFTED BY TIM



493 Burger Drive Unit A  
Port Charlotte, FL 33954  
Fon (941)766-0011  
Fax (941)766-0012

THIS CERTIFICATE THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 46-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.027, FLORIDA STATUTES, AND THAT THE SURVEY HEREON IS A TRUE AND ACCURATE REPRESENTATION HEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY IS SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FL. REG. LB6046 JOSEPH E. NIGHT, P.E. & M.V. REG. #5153

April 7, 2021

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50' 0"

21-1532

1. THESE PLANS PERTAIN ONLY TO THE EXISTING MAIN VENT FORCE RESTING STEEL COMPONENTS AND CLADDING, AND EXCEL MAX-WEDGE, OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, MECHANICAL, ROOFER, SET-BLOCKS, FINISH FLOOR ELEVATION AND SLOPE, OR OTHER LOCAL ZONING REQUIREMENTS.
2. THIS STRUCTURE IS DESIGNED AS A NON-WEARABLE UTILITY/STORAGE BUILDING, RISK CATEGORY 1) CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE WIND AND SNOW IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, INCLUDING DOORS, WINDOWS, OR OTHER COMPONENTS NOT LISTED IN THE FIG. APPROVED PRODUCTS LIST, AND NOT PROVIDED AND INSTALLED BY CARPORT ANYWHERE, INC., WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK, CARPORT ANYWHERE, NOR THE ENGINEERING DESIGN SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.
3. ALL STEEL JOINING SHALL BE 60 KSI STEEL, EXCEPT FOR THE CONNECTION TO THE EXISTING FOUNDATION.
4. ALL STEEL JOINING SHALL BE 60 KSI STEEL, EXCEPT FOR THE CONNECTION TO THE EXISTING FOUNDATION.
5. PLUMBING, ELECTRICAL, MECHANICAL, ROOFER, SET-BLOCKS, AND/OR OTHER LOCAL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER.
6. FLOOR AND WALL SHEATHING SECURED WITH #12-14x3/4" SELF-DRILLING SCREWS WITH SEAL WASHERS @ 6" O.C. MAX.
7. FIELD FRAMING CONNECTIONS SECURED WITH #12-14x3/4" SELF-DRILLING SCREWS.
8. ALL SHOT FRAMING CONNECTIONS ARE TO BE WELDED, NO WELDING ON SITE. ALL WELDING DONE IN SHOP BY A CERTIFIED WELDER.
9. CONCRETE EXPANSION ANCHORS ARE TO BE MINIMUM 1/2" DIAMETER & 2,600 LB TENSILE STRENGTH.
10. 16GA FRAMING IS 2.5X15" TUBE STEEL, NIPPLES ARE 2.5X12.25" TUBE STEEL.

NOTES:  
SJB-GRADE SOL.S:

- MINIMUM 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS  
CONCRETE  
MINIMUM 1/2" COMPACTED OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE  
ASSIGNED TO THE SHOULDER AND DRAINAGE  
REINFORCING STEEL (REBAR) REQUIREMENTS:  
MINIMUM GAUGE 40 STEEL  
REBAR MAY BE BENT IN SHAP OR FIELD PROVIDED:

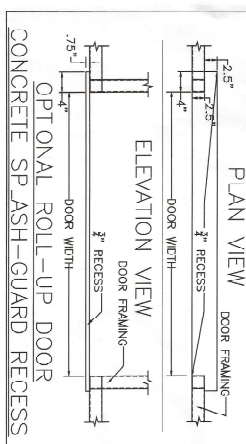
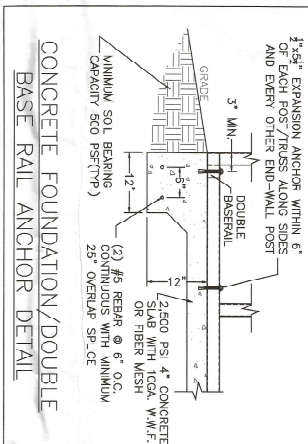
## COVER:

- 5-3" CORE MINIMUM WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH SOIL OR WEATHER, AND 1<sup>1</sup>/<sub>2</sub>" ESTERHISE REBAR EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1" FOR THE GROUT, AND 1" FOR CORROSE GROUT, BETWEEN REBAR AND ANY FACE OF A CELL. REBAR, USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2" FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER, AND 1<sup>1</sup>/<sub>2</sub>" FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

GALVANIZATION:

- METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED DIRECTLY TO WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

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FRONT

ROLL-UP  
DOOR

ROLL-UP  
DOOR

~~SWINGING  
DOOR~~

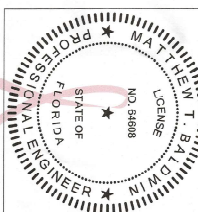
OFFICE COPY

21-6732

REV	DESCRIPTION	DATE	BY
	REVISIONS		
	CODE VERSION	CODE INFORMATION	2020 7th Edition
	MANUFACTURER	ASS-1=1/3	CARBONIS ANYWHERE
	BUILDING TYPE	UTILITY STRUCTURE	III-3
	CONSTRUCTION TYPE	III-3	
	RISK CATEGORY	III-3	
	FIRE PROTECTION	NONE	
	FIRE SUPPRESSION SYSTEM	NONE	
	OCCUPANCY	UTILITY U	
	WIND SPEED	Wnt-1=10mph	
	EXPOSURE	B	
	ENCLOSURE	EN: OSED	
	INTERNAL PRESSURE COEFF.	+/- 0.18	
	IMPORTANCE FACTOR	1.0	
	ROOF DEAD LOAD	10+9SF	
	ROOF LIVE LOAD	20+9SF OR 300LB P.L.	
	FLOOR DEAD LOAD	10+9SF	
	FLOOR LIVE LOAD	50+9SF	
	TREATING OF WALLS,FLOOR,ROOF	1/A	
	MODULES PER BUILDING	1	
	HURRICANE PROTECTION USAGE	NC	
	HURRICANE STALLER USAGE	NC	
	SQUARE FOOTAGE	3,000 SQ. FT	

[illegible]

DRAWN BY:	MTB
DATE:	4/20/21
LOCATION:	3167 Delcor Ave, North Port
SIZE:	60" L X 50" W X 15" H



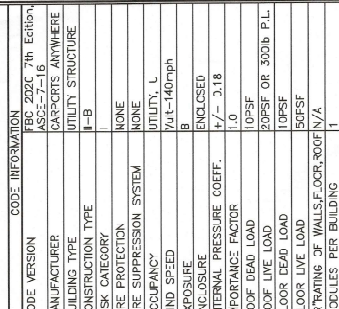
# Digitally signed by Matthew Baldwin

Date: 2021.04.20  
20:40:07 -04'00'

Matthew T. Baldwin P.E.  
Florida License #54608

Sheet: CA-1 OF 4

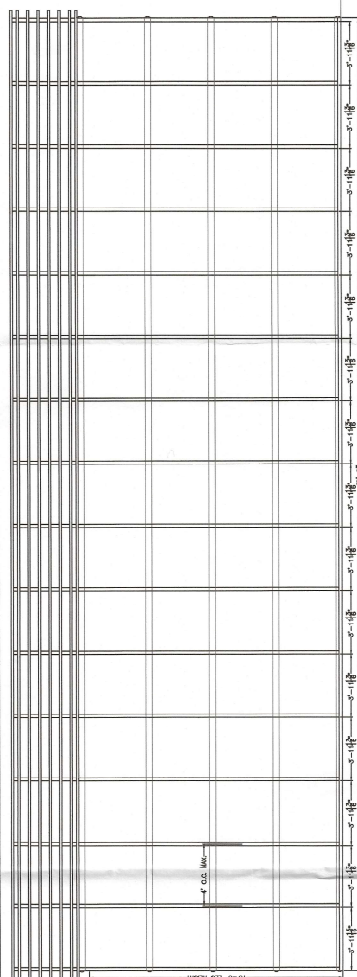
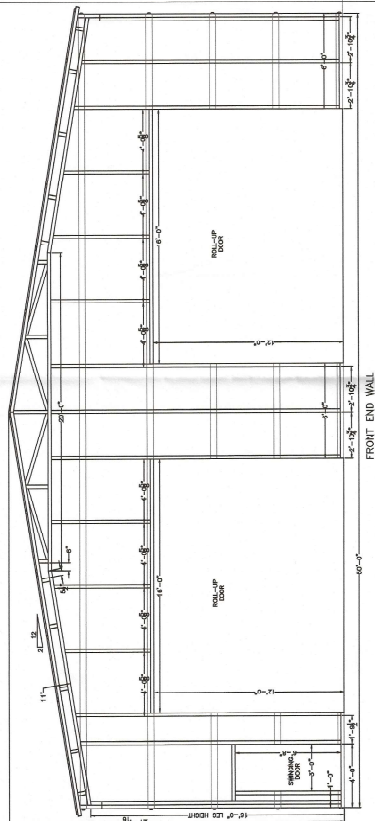


[illegible]

Matthew T. Ealdwin P.E.  
Florida License #64608

Sheet: CA-2 OF 4

SIDE & END FRAMING VIEWS



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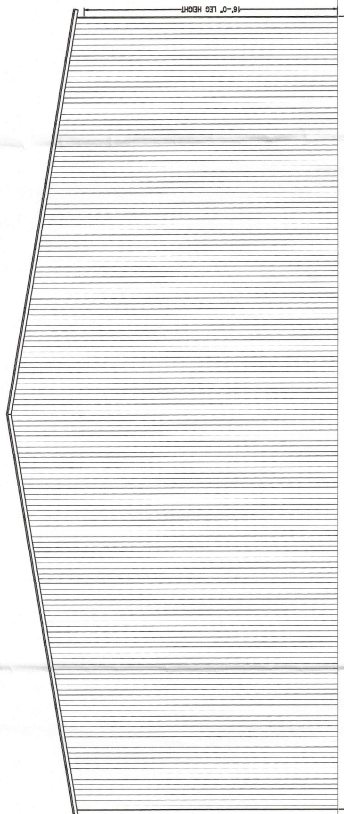
[illegible]

DRAWN BY:	MTB
DATE:	4/20/2017
LOCATION:	2167 Delcor Ave, North Port
SIZE:	60" x 50" W x 16" H

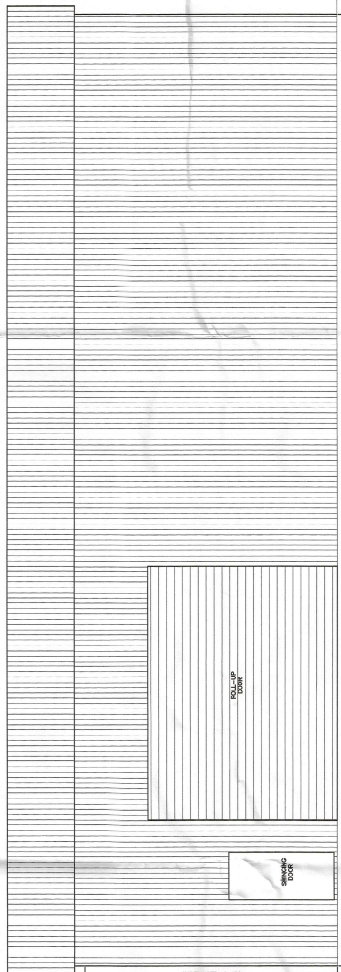
Matthew T. Baldwin P.E.  
Florida License #64603

Sheet: CA-3 OF 4

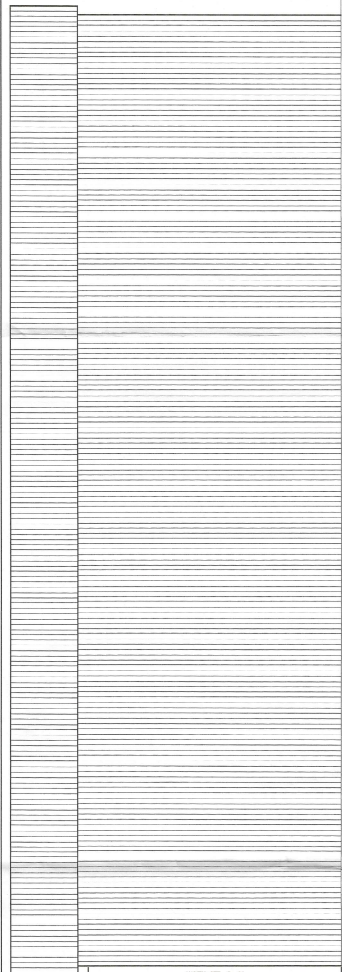
SIDE & END VIEWS



FRONT/REAR(MIRRORED) END WALL

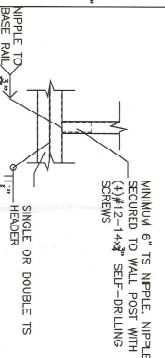
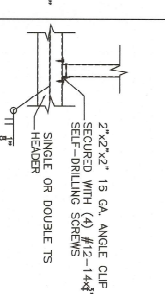
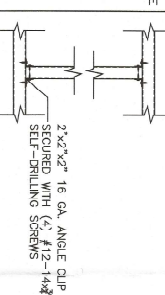
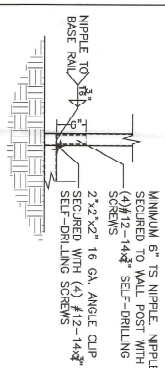
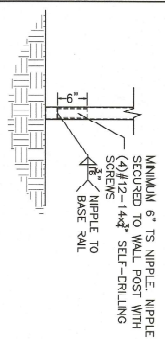


LEFT SIDE WALL



RIGHT SIDE WALL

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POST TO BASE RAIL  
CONNECTION

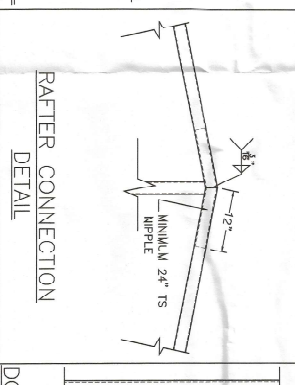
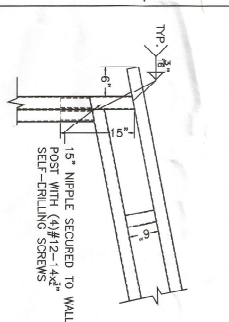
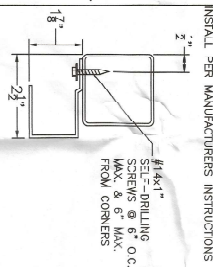
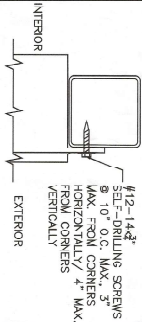
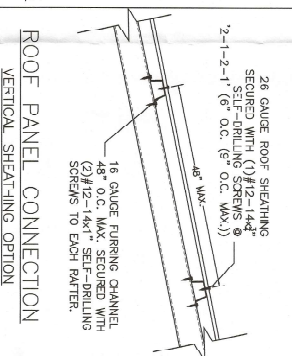
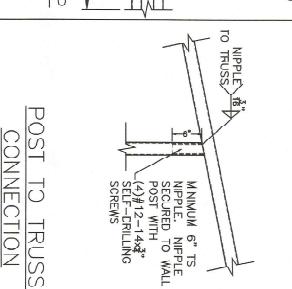
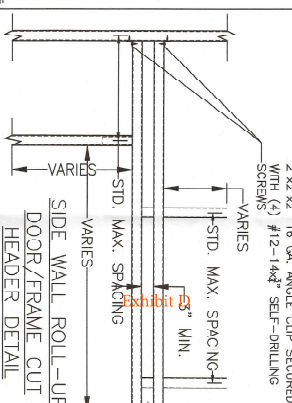
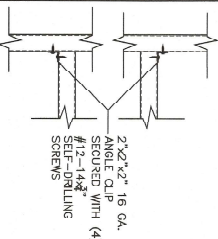
END POST TO BASE RAIL  
CONNECTION

INTERMEDIATE POST TO  
HEADER/BASE RAIL/OR  
WINDOW RAIL DETAIL

HEADER CONNECTION  
DETAIL OPTION 1

## HEADER CONNECTION DETAIL

### OPTION 2



Enclosed	Design Pressures - 140 mph Basic Wind Speed						
Zone							
Roof					Wall		
1	2n	2r	2e	3r	3e	4	5
9.6	9.6	9.6	9.6	9.6	9.6	13.4	15.3
-10.4	-26.4	-26.4	-10.4	-38.4	-33.0	-15.0	-18.7

APPROVED PRODUCTS		APPROVAL NO.
ROOF SHEATHING	Carports Anywhere Hampton Rib Roof Panel	FL274C2.1
WALL SHEATHING	Carports Anywhere Hampton Rib Wall Panel	FL274C3.1
SWINGING DOOR	ELIXER DOOR AND METAL COMPANY 407 STEEL DOOR	FL17996.5
ROLL-UP DOOR	JANUS INTERNATIONAL CORPORATION SERIES 3100	FL21450.3

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**CARPORTS ANYWHERE**

CODE INFORMATION		REV	
CODE VERSION	REV 2020 7th Edition	REV	DATE
MANUFACTURER	CATEGORIES ANYWHERE		
BUILDING TYPE	UTILITY STRUCTURE		
CONSTRUCTION TYPE	I - B		
RISK CATEGORY	I		
FIRE PROTECTION	NONE		
FIRE SUPPRESSION SYSTEM	NONE		
OCCUPANCY	UTILITY, U		
WIND SPEED	Wht-14mph		
EXPOSURE	B		
ENCLOSURE	ENCLOSED		
INTERNAL PRESSURE COEFF.	+/- 0.18		
IMPORTANCE FACTOR	1.0		
ROOF DEAD LOAD	10psf		
ROOF LEAD LOAD	20PSF OR 30lb P.L.		
FLOOR DEAD LOAD	10psf		
FLOOR LIVE LOAD	50psf		
CEILING OF WALKFLOOR/ROOF	N/A		
MODULUS PER BUILDING	1.0		
HIBRANC PROTECTION USAGE	NO		
HIBRANC SHELTER USAGE	NO		
SQUARE FOOTAGE	3,900 SQ. FT.		



THE SURVEY SHOWN HEREON WAS MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE, UNLESS OTHERWISE NOTED. BEARINGS REFERRED TO RECORD PLAT AND ELEVATIONS N.G.V.D. 1929. UNDERGROUND IMPROVEMENTS AND ENCROACHMENTS WERE NOT LOCATED. UNLESS OTHERWISE SHOWN ALL MEASUREMENTS (BEARINGS AND DISTANCES) ARE PLAT AND MEASURED. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE BY THOSE CERTIFIED TO. WETLANDS, HAZARDOUS MATERIALS OR JURISDICTIONAL LINES, IF ANY, WERE NOT LOCATED. THE SURVEY SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

### BOUNDARY SURVEY (WITH IMPROVEMENTS)

Client Done Right Pool Heating & AC inc.  
 CERTIFIED TO: (FOR THE EXCLUSIVE USE OF)  
 CLIENT

Creekmore Construction  
CR21331321  
941 815 8393

LEGEND

- (P) = RECORD PLAT DATA
- (M) = MEASURED DATA
- (C) = CALCULATED DATA
- (K) = PARKER KALON
- (S) = CONCRETE SLAB
- (E) = ELEVATION
- (A) = GUY ANCHOR
- (T) = WOOD POWER POLE
- (V) = IRRIGATION CONTROL VALVE
- (O) = OAK TREE
- (P) = PINE TREE
- (L) = PALM TREE
- (S) = SPOT ELEVATIONS
- (C) = CONCRETE
- (G) = GRAVEL
- (W) = WOOD

ELEVATIONS ARE BASED  
ON ASSUMED DATUM

## Exhibit D

Remove

Keep

Concrete Drive to live  
before circle turns around

OFFICE COPY

Zoning Approval Granted Based On  
Accuracy of Plot Plan, Survey,  
and/or Scaled Drawings Submitted

SDXleb. *mm* 7-12-21

**DESCRIPTION:**  
 Lot 12, Block 24, SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES as recorded in Plat Book 19, Pages 44, 44A thru 44O (44F) of the Public Records of Sarasota County, Florida.

NOTE: THE UNDERSIGNED MAKE NO GUARANTEE OR REPRESENTATION REGARDING INFORMATION SHOWN HEREON RELATING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, UNDERGROUND UTILITIES AND OTHER SIMILAR MATTER, WHEN NOT EXPLICITLY SHOWN, UNLESS IT BEARS THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING SKETCH PLAT OR MAP IS NOT VALID.

NOTE: FLOOD PLANE DETERMINATION IS RESTRICTED TO REVIEW OF FLOOD INSURANCE RATE MAP AND NOT TO BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOOD POTENTIAL.

FLOOD ZONE DATA  
COMMUNITY No.: 120279  
MAP & PANEL No.: 12115C03B1  
DATE: 11/04/16  
FIRM FLOOD ZONE: "X"  
BASE FLOOD ELEVATION: N/A

DATE OF SURVEY	March 31, 2021
----------------	----------------

MERIDIAN GROUP of South Florida

## Surveying-Planning-Construction

DATE OF FOUNDATION	
--------------------	--

403, Rogers Drive, Unit A

493 Burger Drive Unit A  
Port Charlotte, Fl. 33954  
(813) 925-2211

Fon (941) 766-0011  
Fax (941) 766-0012

© 1996 J. Polym. Sci. Part A: Polym. Chem.: Vol. 34

Editing \_\_\_\_\_ FL REG. LB

DATE OF FINAL	
------------------	--

THIS CERTIFIES THAT A FIELD SURVEY OF THE  
MY RESPONSIBLE DIRECTION AND THAT THIS

267 FORTH BY THE FLORIDA BOARD OF PROFESSIONAL  
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
FLORIDA STATUTES, CHAPTER 462, IS A TRUE AND ACCURATE

THE STATEMENT HEREON IS A TRUE AND ACCURATE  
KNOWLEDGE AND BELIEF. SURVEY IS SUBJECT

0870 451

JOSEPH E. TROTT, P.S. & W. F. REED, JR.

JOB NO. 210352

INTENDED USE OF SURVEY	FINANCING
---------------------------	-----------

OF SURVEY	
DRAFTED BY	TIME

PROPERTY DESCRIBED HEREON WAS MADE IN

PROPERTY DESCRIBED HEREON AND THE SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5, SECTION 120.007, FLORIDA STATUTES AND

SECTION 42.027, FLORIDA STATUTES, AND  
 ESTATE REPRESENTATION THEREOF TO THE BEST OF  
 TO NOTES AND NOTATIONS SHOWN HEREON.

April 7, 2021

247

— *Copyright laws*

\*\*\*\*\* BUILDING PERMIT \*\*\*\*\*  
C I T Y O F N O R T H P O R T  
4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

FOR INSPECTIONS CALL (855) 941-4636

Exhibit E

-----  
Application Number . . . . . 21-00007905 Date 11/30/21  
Application pin number . . . . 458500  
Revision number . . . . . 3  
Property Address . . . . . 3167 DELOR AVE  
Parcel ID: 0939012412  
Application type description GARAGES (DET/ATCHED OR CARPORT)  
Subdivision Name . . . . . NORTH PORT CHARLOTTE ESTATES 2  
Application valuation . . . . . 72644  
-----

Application Description  
detached 50x60x16 steel bldg no new concrete  
-----

Owner	Contractor
-----	-----
LANG JEFFERY A TTEE	CARPORTS ANYWHERE INC.
LANG KATHLEEN L TTEE	PO BOX 776
(TRINITY REVOC TR DTD 5/7/10)	STARKE FL 32091
NORTH PORT FL 342867182	(352) 468-1116

----- Structure Information 000 000 -----  
Construction Type . . . . . UPDATE  
Occupancy Type . . . . . UPDATE  
Flood Zone . . . . . FLOOD ZONE B 500 YR  
Other struct info . . . . . SETBACK FRONT 30.00  
SETBACK REAR 490.00  
SETBACK SIDE LEFT 145.00  
SETBACK SIDE RIGHT 25.00  
-----

-----  
Permit . . . . . GAR (DET/ATCH - CARPORT) PERMIT  
Additional desc . . .  
Phone Access Code . 2684579  
Permit Fee . . . . . 2359.32  
Issue Date . . . . . 11/30/21 Valuation . . . . . 72644  
Expiration Date . . 5/29/22  
-----

Special Notes and Comments

"WARNING TO OWNER: YOUR FAILURE TO  
RECORD A NOTICE OF COMMENCEMENT MAY  
RESULT IN YOUR PAYING TWICE FOR  
IMPROVEMENTS TO YOUR PROPERTY. A NOTICE  
OF COMMENCEMENT MUST BE RECORDED AND  
POSTED ON THE JOB SITE BEFORE THE  
FIRST INSPECTION."

THIS PERMIT MUST BE POSTED IN A  
CONSPICUOUS LOCATION BEFORE WORK IS  
STARTED AND REMAIN POSTED UNTIL  
INSPECTIONS ARE COMPLETED.

\*

NOTICE: IN ADDITION TO THE REQUIREMENTS  
OF THIS PERMIT, THERE MAY BE ADDITIONAL

Large  
Blue Print  
in file  
Cabinet

\* \* \* \* \* BUILDING PERMIT \* \* \* \* \*  
 C I T Y O F N O R T H P O R T  
 4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286

Exhibit E

FOR INSPECTIONS CALL (855) 941-4636

Application Number . . . . . 21-00007905  
 Revision number . . . . . 3  
 Property Address . . . . . 3167 DELOR AVE  
 Parcel ID: 0939012412  
 Application description . . . GARAGES (DET/ATCHED OR CARPORT)  
 Subdivision Name . . . . . NORTH PORT CHARLOTTE ESTATES 2

Page 3  
 Date 11/30/21

Permit . . . . . GAR (DET/ATCH - CARPORT) PERMIT

Additional desc . .  
 Phone Access Code . 2684579

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10	807	807	ZONING-ARBZONROUGH	_____	___/___/___
10	905	905	PW-SOIL EROSION CONTROL	_____	___/___/___
10-60	907	907	PW-SURVEYOR LINE & GRADE	_____	___/___/___
20	126	126	BUILDING-MONO SLAB	_____	___/___/___
20	207	207	ELECTRIC-UFER CONN/ELECTRODE	_____	___/___/___
30		819	ZONING-SPOT SURVEY	_____	___/___/___
40	201	201	ELECTRIC-ROUGH	_____	___/___/___
50	909	909	PW-CULVERT IN-PROGRESS INSP	_____	___/___/___
50	903	903	PW-SURVEYOR - INVERT FINAL	_____	___/___/___
60	299	299	ELECTRIC-FINAL	_____	___/___/___
60	902	902	PW-FINAL	_____	___/___/___
60	808	808	ZONING-ARBOZONFINAL	_____	___/___/___
999	211	211	ELECTRIC-NEW SERVICE	_____	___/___/___
999	916	916	ADMIN - PW AS BUILT SURVEY	_____	___/___/___
999	810	810	ADMIN ZNG AS BUILT SURVEY	_____	___/___/___
1000	199	199	BUILDING-FINAL	_____	___/___/___



NOTIFIED: \_\_\_\_\_ / \_\_\_\_\_

FEES DUE: \$ 2759.01



4970 City Hall Blvd  
North Port, FL 34286  
Ph: 941-429-7044  
Inspections: 855-941-4636

## CITY OF NORTH PORT

### Permit Application

bldginfo@cityofnorthport.com

www.cityofnorthport.com

Exhibit E

<b>DEPARTMENT</b> BUILDING _____ ZONING _____ FIRE _____ PUBLIC WORKS _____ Related Permit (if applicable) # _____	<b>Permit #:</b> <u>21-7905</u> <b>Office Use ONLY</b>
--	---

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Commercial (New)             | <input type="checkbox"/> Electric and/or Low Voltage | <input checked="" type="checkbox"/> Accessory Structure (Shed, Carport, etc.) |
| <input type="checkbox"/> Commercial (Addition)        | <input type="checkbox"/> Mechanical                  | <input type="checkbox"/> Concrete   |
| <input type="checkbox"/> Commercial (Build-Out)       | <input type="checkbox"/> Plumbing and/or Gas         | <input type="checkbox"/> Roof   |
| <input type="checkbox"/> Commercial (Remodel)         | <input type="checkbox"/> Exterior Door & Window      | <input type="checkbox"/> Swimming (Pool, Spa, etc.)                           |
| <input type="checkbox"/> Dumpster                     | <input type="checkbox"/> Mobile Home or Modular      | <input type="checkbox"/> Waterfront (Dock, Seawall, etc.)                     |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> Residential (New)           | <input type="checkbox"/> Cell Tower/Antenna                                   |
| <input type="checkbox"/> Sign                         | <input type="checkbox"/> Residential (Addition)      | <input type="checkbox"/> Fence  |
| <input type="checkbox"/> Fire (Alarm, Sprinkler etc.) | <input type="checkbox"/> Residential (Remodel)       | <input type="checkbox"/> Other  |
| <input type="checkbox"/> Change of Occupancy/Use      | <input type="checkbox"/> Screen/Pool Cage            |   |

COST OF CONSTRUCTION \$ 72,644.00 PARCEL ID 0939.01.2412

JOB SITE ADDRESS 3167 DELOR AVE ZIP CODE 34286

LOT 12 BLOCK 24 ADDITION 2nd

PROPERTY OWNER DONE RIGHT POOL HEATING AND A C INC OWNER'S PHONE (352) 468-1116

DESCRIPTION OF WORK INSTALL DETACH 50X60X16 STEEL BLDG. ON NEW CONCRETE

\*\*SITE BUILT\*\* \*\*NO MEP \*\*NO ROW\*\*

SQ FT OF LOT 131,116 SQ FT UNDER ROOF 3000

☐ Central Water ☐ Central Sewer ☐ Well ☐ Septic

Existing Sprinkler: ☐ Yes ☒ No Existing Alarm: ☐ Yes ☒ No

CONTRACTOR'S COMPANY NAME Carports Anywhere, Inc.

AGENT/CONTACT PERSON Renee Burgin PHONE (352) 468-1116

EMAIL permitting@carportsanywhere.com STATE LICENSE # CBC1251995

\*Subcontractor Verification Forms Required if any of these trades will be doing work\*:

☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Gas ☐ Roofing ☒ Other

DEV TECH MLB BLDG [Signature] ZONING [Signature] MECH [Signature] ELEC [Signature] PLBG [Signature] FIRE [Signature]

PUBLIC WORKS [Signature] PLANNING [Signature] UTILITIES [Signature]

Application for a Permit / February 2020





PLEASE SIGN BELOW

Exhibit E

21-7905

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installations have commenced prior to the issuance of a permit and that all work will be performed in accordance with the standards of all laws and ordinances regulating construction in The City of North Port, Florida, whether specified herein or not. I understand that a separate permit may be required to perform electrical, plumbing, sign, well, pool, furnace, boiler, heater, air conditioning, storage tank, demolition or any other types of work as specified by The City of North Port. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

It shall also be agreed that the owner has been advised of and understands the applicability of the Construction Lien Law (FSS 713.135) and that impact fees shall be determined with the application for a building permit and shall be due before a Certificate of Occupancy can be issued. Permit Fees shall be payable at issuance of a building permit.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

The permit will expire **180 days** from the date it is issued if inspections have not commenced, or **180 days** from the last **approved** inspections. (FBC 105.3.2/105.4.1)

The party applying for the permit signs below. (Only 1 notarized signature needed per application)

• Homeowner's Signature: *Ladonna Saeller*  
Contractor Signature: *James Player*

Print Name: Ladonna Saeller

Print Name: James Player

Authorized Agent: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



*Maria R. Burgin*  
06/14/2021

STATE OF FLORIDA, COUNTY OF SARASOTA

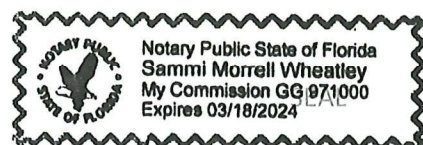
The foregoing instrument was acknowledged before me this 13 day of May, 2021 by

Ladonna Saeller who is personally known to me ☒ or who has produced

\_\_\_\_\_ as identification by means of ☒ physical presence or ☐ online notarization.

Notary Public Signature

*Sammi Morrell Wheatley*





Customer: CHRIS WADDIN  
 County/City: NORTH PORT  
 Invoice Number: E52225  
 Permit Representative: RENEE

☒ Notice of Commencement

- ☒ Recorded Online(Copy Included)
- ☐ Need to Record

☒ Permit Application

- ☒ Residential or Commercial
- ☒ Proposed Use: GARAGE
- ☒ Height to the Peak: 22 1/4'

- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

☒ Copy of Invoice

☒ Property Appraisers / Warranty Deed

☒ Engineering x4

- ☒ Product Approvals

☐ Building Layout (One with each set of Engineering)

☒ Site Plan/ Survey (One with each set of Engineering)

- ☒ Original x1
- ☒ Copy x3

☒ Type of Building:

- ☐ Regular Style
- ☐ Box Eave
- ☒ Vertical

☒ Type of Foundation:

- ☒ New Slab with Footers
- ☐ New Footers Only
- ☐ Existing Slab
- ☐ Ground

Exhibit E

Notes:

www.carportsanywhere.com

CARPORTS ANYWHERE

Reach Lift Rental Arranged By: Buyer

10858 SE County Rd 221  
Starke, Florida 32091  
Phone: 352-468-1116  
Fax: 352-468-1113

E 52225

Dealer	Eversafe Buildings		Dealer Phone No.	1-800-374-7106		Date	3/30/2021	
Customer Name	Chris Wasdin		County	Sarasota		Tax % (Where Installed)	0.00%	
Main/Billing Address	3167 Delor Ave		City	North Port		State	FL	
Building Site Address	Same		City	Same		State	Same	
Phone: Work	941-815-2225		Home			Other		
UNIT SIZE	W.	50	L.	61	Ht.	16	Ga.	14
COLOR	TOP	LightStone	SIDES	Sahara Tan		Trim	Cocoa Brown	
Base Price	50' x 61' x 16' (14Ga)						\$42,670.10	All Orders C.O.D.
Certified	150 mph						Price	\$61,043.07
Roof Style	Vertical							
End	Full End Vertical						\$3,795.00	
End	Full End Vertical						\$3,795.00	
Side	Full Sides Vertical						\$2,550.00	\$3,712.58
Side	Full Sides Vertical						\$2,550.00	
							Subtotal	\$64,755.65
							Freight Cost	\$1,600.50
Roll up Doors (Front Endwall)	Quantity:	2	Size:	16' x 12' Certified		\$4,750.00	Down Payment Before Tax	\$6,594.06
Roll up Doors (Left Side Wall)	Quantity:	1	Size:	16' x 12' Certified		\$2,375.00		
Side Door Header	Quantity:					\$325.00	Total	\$59,762.09
Door Brush Seal (Top & Sides)	Quantity (Total):	9	Sizes:	16' & 12'		\$900.00		
Entry Doors	Quantity:	2	Size:	36" x 80" Certified (Solid)		\$450.00	4 Sets of As Built Stamped (Permit) Drawings*	\$650.00
Side Man Door Frame	Quantity:	1						
Anchors	Type:		Concrete				Balance Due at scheduling of Installation	\$29,881.05
			(Vertical)				Balance Due following Installation	\$29,881.05
Installation	Yes						Amount Owed from Eversafe (Over Collected)	\$240.08
Delivery	26					n/c		
Sheeting Gauge								
			Pitch				Primary Structure on property?	
							Buyer has primary structure on property	
							Well & Septic?	Yes
Color Match Fasteners	Yes					n/c	Slab Type	New
Foam Enclosures	Ridge & Eaves		180'			\$180.00	New Concrete (Mono slab anchor to concrete footings)	
Roof Pitch	2/12							
Drawings	4 Sets of As Built Stamped (Permit) Drawings							
Discount	5% Discount (Eversafe - 5% Taken from deposit)						-\$3,297.03	
	Total:						\$61,043.07	
Roof Style	Regular	Cement	Boxed Eave	Ground	Uncertified	Vertical	Asphalt	Certified
Installation Type	Yes							
Power Available								
NOTE: FRAME IS 1 FT. SHORTER THAN ROOF LENGTH								Building Type/Use
								Large Span Building
								Property Zoned:
								Agricultural

BINDING PURCHASE CONTRACT

This purchase agreement (the "Agreement") is made by and between Carportsanywhere of North Florida and Chris Wasdin (the "Buyer")

Buyer agrees, after being fully educated about Carportsanywhere various products including the fourteen (14) gauge, twelve (12) gauge, and certified united, to buy, and Carportsanywhere agrees to sell, pursuant to the terms listed in this Agreement, the item described above. Buyer has read and understands the terms of this Agreement, including the terms and conditions contained on the reverse side of this document which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information, and agrees to be bound by same.

Customer: Signature on file

Hand/Issue: \_\_\_\_\_

Email: donerightpool@yahoo.com

By: Chris Wasdin

Authorized Dealer



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2021089942 1 PG(S)

5/14/2021 12:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2678017

Prepared by: Karen E. Rushing  
Address: PO Box 776, Starke 32091  
PH: (352) 468-1116

**NOTICE OF COMMENCEMENT**Permit Number 21-7905 Tax Folio # 0939012412

The undersigned hereby gives notice that improvement will be made to certain Real Property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

**1. DESCRIPTION OF PROPERTY:**

(Legal description of the property and street address, if available).

LOT 12 BLK 24 NORTH PORT CHARLOTTE ESTATES  
3167 DELOR AVE, NORTH PORT 34286

**2. GENERAL DESCRIPTION OF IMPROVEMENT:**INSTALL DETACHED 50X60X16 STEEL BLDG. ON NEW CONCRETE\*\*NO ELECTRIC\*\*NO PLUMBING\*\*NO DRIVEWAY\*\*This space reserved for recording**3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:**Name & Address: DONE RIGHT POOL HEATING AND A C INC. - 28110 CHALLENGER BLVD, PUNTA GORDA 33982Interest in Property: OWNER

Fee Simple Title Holder (if different from owner listed above): \_\_\_\_\_

**4. CONTRACTOR: Name:** JAMES PLAYER dba CARPORTS ANYWHEREPhone Number: 3524681116Contractors Address: PO BOX 776, STARKE, FL. 32091**5. SURETY (if applicable, a copy of the payment bond is attached):** Amount of bond: \$ \_\_\_\_\_

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

**6. LENDER'S NAME:** \_\_\_\_\_

Phone Number: \_\_\_\_\_

Lender's address: \_\_\_\_\_

**7. Person's within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.**

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

**8. In addition, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.**

Phone number of person or entity designated by Owner: \_\_\_\_\_

**9. Expiration of notice commencement (the expiration date will be 1 year from date of recording unless a different date is specified. \_\_\_\_\_ 20, \_\_\_\_\_).**

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature]  
(Signature of Owner or Lessee, or Owner's or Lessee's  
Authorized Officer/Director/Partner/Manager)

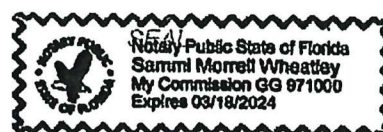
Ladonna Badler Treasurer  
(Print Name and Provide Signatory's Title/Office)

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me this 13 day of May, 20 21 by Treasure for DONE RIGHT POOL HEATING AND A C INC  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known or Produced Identification \_\_\_\_\_

[Signature]  
(Signature of Notary Public - State of Florida)



**City of North Port**  
Neighborhood Development Services  
4970 City Hall Boulevard  
North Port, Florida 34286

Exhibit E

Phone (941) 429-7044 Fax (941) 429-7180 Email: bldginfo@cityofnorthport.com Inspections (855) 941-4636

**SUB-CONTRACTOR VERIFICATION FORM**

**"DUE PRIOR TO CO" ON NEW CONSTRUCTION**

Licensed Contractor/Owner-Builder: James Player Permit #: \_\_\_\_\_

Phone #: (352) 468-1116 Parcel ID: 0939012412

Property Address: 3167 DELOR AVE, NORTH PORT 34286

Electrical Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

Plumbing Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

Mechanical Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

Roofing Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

Fire Alarm Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

Fire Sprinkler Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

Underground Fire Service Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

● Creelmore Construction of Florida Inc CRE1331321 941-815-8373  
Other Contractor Name and License Number \_\_\_\_\_ Phone Number \_\_\_\_\_

I understand that it is my responsibility, as the Licensed Contractor for construction in the City of North Port, to hire only licensed and insured sub-contractors.

James Player  
\_\_\_\_\_  
Licensed Contractor/Owner-Builder Signature

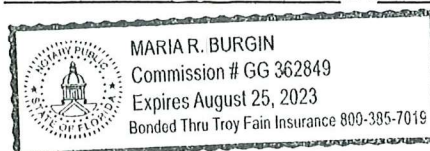
State of Florida, County of Sarasota

The foregoing instrument was acknowledged before me by James Player who is personally known to me X or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 14 day of Dec 2020.

Maria R. Burgin  
\_\_\_\_\_  
Notary

Seal





NOTIFIED: \_\_\_\_\_ / \_\_\_\_\_

FEES DUE: \$ \_\_\_\_\_



4970 City Hall Blvd  
North Port, FL 34286  
Ph: 941-429-7162  
Inspections: 855-941-4636

## CITY OF NORTH PORT

[www.cityofnorthport.com](http://www.cityofnorthport.com)
[bldginfo@cityofnorthport.com](mailto:bldginfo@cityofnorthport.com)

Exhibit E



### Land Clearing/Tree Removal Application

<input checked="checked" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	Permit #: <u>21-7905</u>
--	-------------------------------------	--------------------------

#### Reason for Clearing/Removal

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> To facilitate construction | <input type="checkbox"/> Unhealthy tree | <input type="checkbox"/> To remove spoil pile |
| <input type="checkbox"/> Underbrush only            | <input type="checkbox"/> Other _____    |   |

 PARCEL ID 0939012412 JOB SITE ADDRESS 28110 Challenger Blvd, Punta Gorda 33982

 LOT 12 BLOCK 24 ADDITION 2nd LOT SQ FT 131,116

 PROPERTY OWNER DONE RIGHT POOL HEATING AND A C INC OWNER'S PHONE (352) 468-1116

 DESCRIPTION OF WORK install detached 50x60x16 steel bldg. on new concrete  
\*\*SITE BUILT\*\* \*\*NO MEP \*\*NO ROW\*\*

 CONTRACTOR James Player LICENSE # CBC1251995

 AGENT/CONTACT PERSON Renee Burgin PHONE (352) 468-1116

 EMAIL permitting@carportsanywhere.com

#### Heritage Tree Information (DBH is measured at 54" above the ground)

Diameter at DBH \_\_\_\_\_ X \_\_\_\_\_ = \$ \_\_\_\_\_

Is the silt screen in place across the swale? (Yes / No) If no, provide date the silt screen will be in place: \_\_\_\_\_

 Number & Types of trees to be saved: \_\_\_\_\_ no trees to be removed  
 Contractor does not remove vegetation

 Number & Types of trees to be removed: \_\_\_\_\_ no trees to be removed  
 Contractor does not remove vegetation

1. Indicate the exact location and diameter at DBH of each tree to be saved or removed on each site plan.
2. Three color coded copies of the site plan are required with a Land Clearing application. (A color aerial photo from the Sarasota County Property Appraiser's website may be used in lieu of a site plan for UNDERBRUSH ONLY or TREE REMOVAL applications, **not** Land Clearing applications.)
3. A Road Right of Way (ROW Use) Application must be attached to the Land Clearing application.
4. Silt Screen area must be highlighted on all 3 site plans.

 Please Sign on 2<sup>nd</sup> Page



21-7905

I assume Legal responsibility for any and all violations on this property pertaining to the City of North Port Tree Protection Regulations, Ordinance No. 02-16, for the duration of the permit or until the permit is closed.

James Player

Print Name of Owner/Contractor/Authorized Agent

Signature

*James Player*

Exhibit E

**Office Use Only**

☐ APPROVED. This application is approved in accordance with Chapter 45 of the City's Unified Land Development Code

☐ Adjacent Lots \_\_\_\_\_

**CONDITIONS**

☐ The construction authorization card shall be posted on the jobsite prior to any work being performed. The construction authorization card shall remain until a permit box for building construction is located on the property. At that time, a land clearing permit and right-of-way use permit will be placed in the permit box.

☐ Best Management Practices shall be used to prevent the erosion of unstable soil with methods such as silt screens or hay bales.

☐ All Land Clearing activities must be completed within one (1) year of the issuance of the Land Clearing Permit. All exposed soil must be stabilized (sod, mulch, gravel etc.) by the time of final inspection.

☐ DENIED.

Authorized Signature

Date

**\*\*\*If you need to re plant a tree(s), the replacement tree should be  $\approx 3"$  at DBH (54" off the ground) and  $\approx 8'$  tall.**



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0939012412**

Exhibit E

**Ownership:**

DONE RIGHT POOL HEATING AND A C INC  
28110 CHALLENGER BLVD, PUNTA GORDA , FL, 33982

**Situs Address:**

3167 DELOR AVE NORTH PORT, FL, 34286

**Land Area:** 131,116 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1777 - NORTH PORT CHARLOTTE ESTATES 2ND ADD

**Property Use:** 0100 - Single Family Detached

This property record card is accurate as of the date on the lower-right hand corner of the page ONLY. It is updated when the tax roll is certified to the Florida Department of Revenue. The most current information for the property can be found on our website's property record information page.

**Buildings**

**Situs - click address for building details**  
3167 DELOR AVE NORTH PORT, FL, 34286

Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
1	3	2	1	2003	2008	3,888	2,544	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Barn, single story, good quality	1025	SF	2002
2	1	Screened Enclosure	498	SF	2003
3	1	Patio - concrete or Pavers	498	SF	2003
4	1	Boat Dock	130	SF	2017

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2020	\$79,700	\$276,200	\$26,400	\$382,300	\$280,880	\$50,000	\$230,880	\$101,420
2019	\$81,200	\$270,600	\$23,000	\$374,800	\$274,565	\$50,000	\$224,565	\$100,235
2018	\$72,800	\$273,600	\$20,200	\$366,600	\$269,446	\$50,000	\$219,446	\$97,154
2017	\$67,200	\$276,900	\$19,700	\$363,800	\$263,904	\$50,000	\$213,904	\$99,896
2016	\$62,300	\$277,400	\$19,900	\$359,600	\$258,476	\$50,000	\$208,476	\$101,124
2015	\$60,100	\$228,900	\$18,000	\$307,000	\$256,679	\$50,000	\$206,679	\$50,321
2014	\$49,000	\$215,300	\$15,900	\$280,200	\$254,642	\$50,000	\$204,642	\$25,558
2013	\$49,700	\$183,600	\$21,100	\$254,400	\$250,879	\$50,000	\$200,879	\$3,521
2012	\$49,600	\$176,900	\$24,800	\$251,300	\$246,685	\$50,000	\$196,685	\$4,615
2011	\$56,700	\$158,300	\$24,500	\$239,500	\$239,500	\$50,000	\$189,500	\$0

**Current Exemptions**

There are no exemptions associated with this parcel. [File for Homestead Exemption](#)

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/1/2021	\$658,800	2021034874	01	LANG JEFFERY A	WD
2/7/2011	\$100	2011017815	11	LANG,JEFFERY A	WD
2/8/2002	\$42,000	2002024105	01	MC LAUGHLIN KEVIN & KRIS,	WD
5/20/1999	\$23,000	1999074854	01	SILVESTRI JOHN K	WD
9/1/1987	\$9,500	1979/287	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 5/4/2021

**FEMA Flood Zone (Data provided by Sarasota County Government as of 5/3/2021)**

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0381F	OUT	OUT	X	120279		OUT
0381F	OUT	IN	AE	120279	26.3	OUT
0381F	OUT	IN	AE	120279	26.3	OUT

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 240-8050

For general questions regarding the flood map, call (941) 861-5000.

Exhibit E



City of North Port  
Neighborhood Development Services  
4970 City Hall Boulevard  
North Port, FL 34286  
Phone (941) 429-7044  
Email: bldginfo@cityofnorthport.com

OFFICE USE ONLY

PERMIT #

21-7905

Exhibit E

## Application for a Right of Way Use Permit

# OFFICE

PERMISSION IS HEREBY GRANTED TO

APPLICANT	Name (Print)	DONE RIGHT POOL HEATING AND A C INC		
	Email	permitting@carportsanywhere.com		
	Address	3167 DELOR AVE		
	Phone Number	(352) 468-1116		
TYPE OF WORK	New Residential Construction	<input type="checkbox"/>	Land Clearing	<input type="checkbox"/>
	New Commercial Construction	<input type="checkbox"/>	Culvert/Driveway/Sidewalk/Concrete Slab	<input type="checkbox"/>
	Communication Facility/System	<input checked="" type="checkbox"/>	Fence/Shed/Garage/Pool	<input type="checkbox"/>
	Utility Bore Digging or FPL Pole Installation	<input type="checkbox"/>	Other NO ROW	<input checked="" type="radio"/>
LOCATION	Street Number	3167	Street Name	DELOR AVE
	PID Number		Lot	12
	Block	24	Addition	2ND

If applicable, a Corporate Bond shall be filed with the City of North Port, Florida. It is agreed between Applicant and City, bond may be used to repair any damage done, correcting any violations of ordinances and/or cleaning/restoring the grounds occupied or used by the Applicant to condition prior to issuance of this permit. ULDC CHAPTER 33; Applicant shall be responsible for repair/restoration to roadway, right-of-way, swales and adjacent properties prior to final Public Works Department approval and/or issuance to Certificate of Occupancy.

**The construction authorization card shall be posted on the jobsite prior to any work being performed. The construction authorization card shall remain until a permit box for building construction is located on the property. At that time, the land clearing permit and right-of-way use permit shall be placed in the permit box.**

**Applicant to schedule all required inspections including after completion final inspection.**

This Permit applies to Right of Way Use at **ABOVE LOCATION ONLY.**

I HEREBY AGREE to all terms under which this Permit is being issued.

Applicant Signature: Jon Br Date: 05/14/2021

CITY OF NORTH PORT, FLORIDA

Director, Public Works or Authorized Agent: M/In Date: 9/3/21



**Right-of-Way Use Permit for City of North Port**  
**General Provisions/Conditions**

Exhibit E

- a. No streets or sidewalks may be blocked or closed without prior permission from the Public Works department.
- b. Repair and restoration of work area is required in accordance with City Code.
- c. Fire hydrants must be accessible at all times.
- d. All equipment and materials are to be properly barricaded, lighted and secured. A day/night watchman may need to be employed for that purpose.
- e. Institute proper erosion control measures effecting positive drainage at all times within City right-of-way and, use Best Management Practices as required under City codes/ordinances.
- f. Provision be made for the continuous operation of all utility pipes, ducts and other lines.
- g. Assure affected public and private property is maintained and preserved from injury through-out work performance.
- h. Assure that all work performance is done in such matter as to promote public safety.
- i. Agree that all suits, actions or claims of whatever nature which may arise, occasioned either directly or indirectly by the work permitted or the special privileges granted hereunder, shall be assumed by the Applicant and that the City Commission, and all its officers, agents and employees, shall be indemnified and saved harmless there from, and that Certificates of Liability insurance be submitted by the Applicant.
- j. Assure that all lines and grades furnished for poles, ducts, pipes, sidewalks, buildings and other structures are in accordance with city standards/codes.
- k. The City reserves the right to revoke the Right of Way Permit without other formality than that of notifying the Applicant of this effect should there be a violation to the foregoing General Provisions or City codes/ordinances. Furthermore, to invoke the provisions of the Corporate Bond to restore the area to its original condition where deemed necessary.
- l. Adherence to the National Environmental Policy Act and Endangered Species Act.
- m. If this Right-of-Way Use Permit is specific to a wireless communication device or system to be located within a City right of way, the applicant shall comply with all requirements, standards and provisions set forth in State of Florida and City of North Port regulations governing same.

I HEREBY AGREE to above General Provisions/Conditions under which this Permit is being issued.

Applicant Signature:                     Jon Per                    

Date:           05/14/2021



North Port, FL 34288  
CRC1331321  
Email:creekmoreconstruction@outlook.com  
P: 941-815-8373

Good Morning,

My name is Chris Creekmore. I am in need of a Variance for a job we completed on 3167 Delor Ave. We messed up on the right side and street measurements. We are requesting a variance for these two sides. The front is supposed to be 30ft and we are 24ft and the right side is supposed to be 25ft and we are 24ft. The concrete is approximately 14,000sqft so this is the reason we are asking for help with the variance as it will be very costly to move forward. There is also a building erected on said concrete now that will need removed. We did permit everything, I have never made a mistake like this and will be paying a lot more attention to layout. I do not think by giving us the variance it will impeded utilities or be anymore an eyesore. We are willing to put in vegetation on the street side if this an option. We are a very small family business and really ask for forgiveness in this major debokel. Please reach out to me if you have any questions or if more info is needed. I have never delt with anything remotely close to this. Have a good day.

Thank you, Chris

Creekmore Construction  
(941)815-8373

## PUBLIC NOTICE CITY OF NORTH PORT VARIANCE PETITION

Exhibit G

NOTICE IS HEREBY GIVEN, Pursuant to the provisions of Article III., Sec. 1-28H.(2)(b)(ii) of the City of North Port Unified Land Development Code (ULDC), the **Zoning Board of Appeals (ZBA)** will hold a public hearing on **Wednesday, June 29, 2022 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, in **Commission Chambers located on the second floor at North Port City Hall, 4970 City Hall Boulevard, North Port, Florida 34286**. The public hearing is being held to consider the following Variance Petition, or if a quorum of the board is not available, the hearing may be conducted by the Hearing Officer:

### Variance Petition No. VAR-22-087

A variance to allow for a 24-foot front setback where a minimum 30-foot front setback is required and to allow for a 23.8-foot side setback where a 25-foot side setback is required.

### VAR-22-087, 3167 Delor Avenue Variance

Creekmore Construction of Florida, authorized by Done Right Pool Heating and A/C Inc., property owner, is requesting a variance from the Unified Land Development Code (ULDC) Chapter 53-Zoning Regulations, Part 2. – Schedule of District Regulations, Article II. – AG Agricultural District, Section 53-32. – Minimum setback requirements A. & B. and Chapter 53-Zoning Regulations, Part 3. – Special District Regulations, Article XX. – Special Circumstance Regulations, Section 53-240. – Special structures. A. (6) to allow for a 24-foot front setback for an accessory structure where a minimum 30-foot setback is required, and to allow for a 23.8-foot side setback for an accessory structure where a minimum 25-foot setback is required. The site contains ±131,116 square feet (approximately ± 3.01 acres) and is located in the Agricultural District (AG). The site is located at 3167 Delor Avenue North Port, FL, 34286, (PID # 0939012412) lot 12 Block 24, North Port Charlotte Estates 2nd Addition, Section 02, Township 39 South, Range 21 East.

All interested parties are invited to appear and be heard. Written comments filed with the City Clerk will be heard and considered and will be made a matter of public record at the hearing. The public hearing may be continued from time to time as announced at the hearing, and as may be found necessary by the Zoning Board of Appeals. The file VAR-22-087 pertinent to the variance may be inspected by the public at the Neighborhood Development Services, Planning & Zoning Division, located on the first floor at North Port City Hall, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any of the decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based (SEE: F.S. 286.0105). Copies of the cd's are available (for a fee) at the City Clerk's Office.

Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting (SEE F.S. 286.26).

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

/s/  
Heather Taylor, MMC  
City Clerk

Publish: June 10, 2022

adno=3850298-1

The Florida H  
Patrol reported  
arrests:

• Javier De  
38, 1000 block  
Road, Punta C  
Charges: poss  
of cocaine, tr  
cocaine, poss  
cocaine with  
sell, and two  
of possession  
paraphernalia  
none.

The Punta G  
Department rep  
following arrest

• Joseph Ma  
Lee, 39, 500 bl  
Street, Punta  
Charges: poss  
drug parapher  
misdemeanor  
appear. Bond

The Sarasota  
Sheriff's Office  
following arrest

• Borivoj Bo  
48, 600 block  
Street, Englev  
Charge: batte  
none.

• Dustin Le  
28, 1800 block  
Eucalyptus A  
Arcadia. Cha  
out-of-county

COM

Classical pia

The Rotary  
Rotonda will  
concert piani  
Attesti in con  
performance  
9 p.m. June 1  
Bay Perform  
Center, 2200 I  
Road, Englew  
open at 6 p.m  
\$25.00 at ww  
com/e/34495  
the door if av





June 10, 2022

## Exhibit H

Creekmore Construction of Florida  
3509 Donahue Ave  
North Port, FL 34288

Petition Number: VAR-22-087, (3167 Delor Ave. Accessory structure Setback Variance)

Dear Mr. Creekmore,

This letter is to inform you that a Public Hearing to consider Petition Number VAR-22-087, 3167 Delor Ave. Accessory structure Setback Variance is scheduled to be heard before the Zoning Board of Appeals on Wednesday, June 29, 2022 at 6:00 p.m. or as soon thereafter as the matter may be heard. This hearing will take place in City Commission Chambers located on the second floor of North Port City Hall, 4970 City Hall Boulevard, North Port, FL 34286. The hearing will be conducted by the Zoning Board of Appeals, or if a quorum of the board is not available, the hearing may be conducted by the Hearing Officer.

You are requesting a variance from the Unified Land Development Code (ULDC) Chapter 53-Zoning Regulations, Part 2. – Schedule of District Regulations, Article II. – AG Agricultural District, Section 53-32. – Minimum setback requirements A. & B. and Chapter 53-Zoning Regulations, Part 3. – Special District Regulations, Article XX. – Special Circumstance Regulations, Section 53-240. – Special structures. A. (6) to allow for a 24-foot front setback for an accessory structure where a minimum 30-foot setback is required, and to allow for a 23.8-foot side setback for an accessory structure where a minimum 25-foot setback is required.

Please be advised that **you are required to attend this public hearing. This is a quasi-judicial hearing and those required to speak will be sworn in during the hearing.** As the applicant for the variance it is necessary for you to provide a presentation concerning your request for variance to the Zoning Board of Appeals. I have also included with the letter a copy of the quasi-judicial process flow which will be helpful for you in understanding the process.

If you need additional information or require further assistance concerning the public hearing process, please feel free to contact me at 941-429-7022.

Sincerely,

Sam Hudson  
Planner I  
Neighborhood Development Services  
Planning & Zoning Division



Achieve Anything

[www.cityofnorthport.com](http://www.cityofnorthport.com)

Neighborhood Development Services: 941.429.7229, 4970 City Hall Boulevard, North Port, FL 34291



June 10, 2022

Done Right Pool Heating and A/C Inc.  
28110 Challenger Blvd  
Punta Gorda, FL, 33982

**Exhibit H**

Petition Number: VAR-22-087, (3167 Delor Ave. Accessory structure Setback Variance)

Dear Owners,

This letter is to inform you that a Public Hearing to consider Petition Number VAR-22-087, 3167 Delor Ave. Accessory structure Setback Variance is scheduled to be heard before the Zoning Board of Appeals on Wednesday, June 29, 2022 at 6:00 p.m. or as soon thereafter as the matter may be heard. This hearing will take place in City Commission Chambers located on the second floor of North Port City Hall, 4970 City Hall Boulevard, North Port, FL 34286. The hearing will be conducted by the Zoning Board of Appeals, or if a quorum of the board is not available, the hearing may be conducted by the Hearing Officer.

You are requesting a variance from the Unified Land Development Code (ULDC) Chapter 53-Zoning Regulations, Part 2. – Schedule of District Regulations, Article II. – AG Agricultural District, Section 53-32. – Minimum setback requirements A. & B. and Chapter 53-Zoning Regulations, Part 3. – Special District Regulations, Article XX. – Special Circumstance Regulations, Section 53-240. – Special structures. A. (6) to allow for a 24-foot front setback for an accessory structure where a minimum 30-foot setback is required, and to allow for a 23.8-foot side setback for an accessory structure where a minimum 25-foot setback is required.

Please be advised that **This is a quasi-judicial hearing and those required to speak will be sworn in during the hearing.** As the applicant for the variance it is necessary for you to provide a presentation concerning your request for variance to the Zoning Board of Appeals. I have also included with the letter a copy of the quasi-judicial process flow which will be helpful for you in understanding the process.

If you need additional information or require further assistance concerning the public hearing process, please feel free to contact me at 941-429-7022.

Sincerely,

Sam Hudson  
Planner I  
Neighborhood Development Services  
Planning & Zoning Division



Achieve Anything

[www.cityofnorthport.com](http://www.cityofnorthport.com)

Neighborhood Development Services: 941.429.7229, 4970 City Hall Boulevard, North Port, FL 34291

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To **DONE RIGHT POOL HEATING AND AC**

Street and Apt. No., or PO Box No. **2810 CHALLENGER BLVD**

City, State, ZIP+4® **PUNTA GORDA, FL 33982**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

JUN 13 2022

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- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To **CREEKMORE CONSTRUCTION**

Street and Apt. No., or PO Box No. **3504 DONAHUE AVE**

City, State, ZIP+4® **NORTH PORT, FL 34288**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

JUN 13 2022

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