NorthPort FLORIDA STAFF REPORT

7724 Grafton Road

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

From: David Brown, Planner I

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

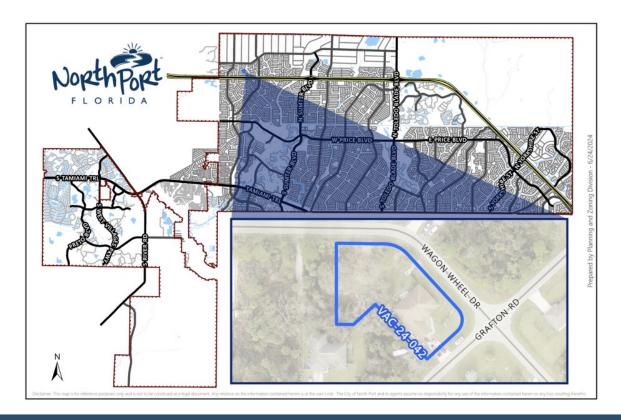
Thru: Lori Barnes, AICP, CPM, Assistant Director Development Services

Thru: Alaina Ray, AICP, Development Services Director

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

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

Date: July 11, 2024



PROJECT: 7724 Grafton Road vacation of the platted rear easement, VAC-24-042

REQUEST: Vacate the rear 10-foot Utility and Drainage easement in order to construct an in-

ground swimming pool and pool cage

APPLICANTS: Derek Schiller (Exhibit A—Affidavit)

OWNERS: Derek Schiller (Exhibit A—Warranty Deed)

LOCATION: PID: 0949-13-9111

PROPERTY SIZE: ± 0.51 Acres (22,400 square feet)

ZONING: Residential Single Family 2 (RSF-2)

I. BACKGROUND

On March 13, 2024, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of the platted rear 10-foot Utility and Drainage easement located on Lot 11, Block 1391 of the 28th Addition to the Port Charlotte Subdivision. The applicant is requesting to vacate the 10-foot rear easement, containing approximately 900 square feet, in order to allow for the Construction of a pool and screen cage. The applicant also owns lot 10 which is located to the rear of lot 11 and has been combined with lot 11 through a Unity of Title (ORI# 2023117326). Lot 10 will maintain a 10 foot Utility and Drainage easement along the rear lot line. The City of North Port Public Works Department has reviewed this easement vacation and has expressed no concerns. The subject property is zoned Residential Single Family 2 (RSF-2) with a Future Land Use designation of Low Density Residential.

II. PROJECT SUMMARY

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

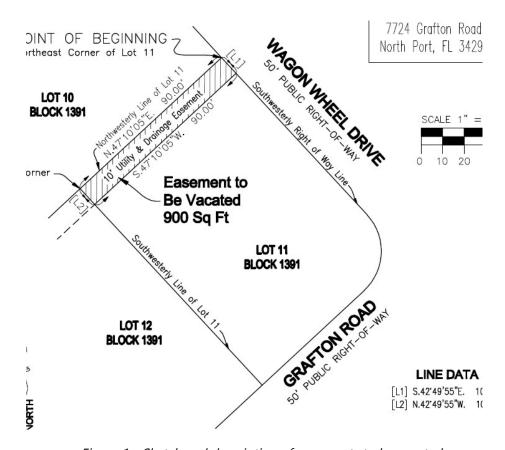


Figure 1—Sketch and description of easements to be vacated

III. REVIEW PROCESS

STAFF REVIEW

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

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

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

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

- 1. It is a vacation of a public easement.
- 2. The easement is not needed to provide City service to any property.
- 3. No public utilities or City facilities are located or planned to be located in the area.
- 4. The easement is not necessary to any logical extension of public utility service, sanitary sewer service, drainage or other City services to any property in the future, or an alternate and equally acceptable easement of such extension has been dedicated to the City.

CITY ATTORNEY REVIEW

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

IV. DATA AND ANALYSIS

FLORIDA STATUTES

FLORIDA STATUTES CHAPTER 177

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

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

ULDC CHAPTER 53

CHAPTER 53 ZONING REGULATIONS

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

<u>Findings & Conclusion</u>: Staff reviewed the Petition VAC-24-042 relative to ULDC Chapter 53 Zoning Regulations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the applicant did file a notice of intent to apply to the City of North Port Planning & Zoning Division for two weekly issues on

April 28, 2024, and May 5, 2024. Additionally, the applicant provided to the City of North Port Planning and Zoning Division, an application to request a vacation of the platted rear maintenance easement, a Publisher's Affidavit, certification that taxes have been paid, and all requisite documents.

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

V. RECOMMENDED MOTION

Planning & Zoning Advisory Board

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

CITY COMMISSION

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

VI. ALTERNATIVE MOTIONS

PLANNING & ZONING ADVISORY BOARD

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

CITY COMMISSION

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

VII. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	July 11, 2024 9:00 AM or as soon thereafter
City Commission Public Hearing	September 10, 2024 10:00 AM or as soon thereafter

VIII. EXHIBITS

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

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

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

Doc Stamp-Deed: \$238.00

Prepared by and Return To: Greg Fisher Fidelity National Title of Fiorida, Inc. 189 Center Road Venice, FL 34285		
Order No.: FTPA23-131217	,	
APN/Parcel ID(s): 0949139109 0949139110		*
WARR	ANTY DEED	
THIS WARRANTY DEED dated WAY IS Florida Limited Liability Company, hereinafter caddress is 7724 Grafton Rd., North Port, FL 3429	alled the grantor, to D	
(Wherever used herein the terms "grantor" ar the heirs, legal representatives and assign corporations)		
WITNESSETH: That the grantor, for and in cons and other valuable consideration, receipt whereof aliens, remises, releases, conveys, and confirm County of Sarasota, State of Florida, to wit:	is hereby acknowledge	d, hereby grants, bargains, sells,
Parcel (s) 1		
Lot 9, Block 1391, Twenty-Eighth Addition to F thereof, as recorded in Plat Book 15, Page(s)		
And		
Parcel (s) 2		
Lot 10, Block 1391, Twenty-Eighth Addition to thereof, as recorded in Plat Book 15, Page(s)		
Subject to easements, restrictions, reservations ar	nd limitations of record,	if any.
TOGETHER with all the tenements, hereditamen appertaining.	ts and appurtenances t	thereto belonging or in any wise
TO HAVE AND TO HOLD the same in Fee Simple	e forever.	
Deed (Warranty - Indiv. to Indiv.) FLD1121.doc/Updated: 08.03.21	Pago 1	FL-CT-FTPA-02325.179330-FTPA23-131217

SPSE AND PORT YOUR BAKE

WARRANTY DEED

(continued)

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

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

	Signed, Sealed and Delivered in the present	e of:	
XXXX	Witness Signature Print Name Witness Signature Cir. A Less Print Name	Contra Risk Consulting LLC, a Florida Limited Liability Company BY: Aftur Janta-Lipinski Manager Address: 35 Grand Palms Blvd. Englewood, FL 34223	
	State of FLORIDA		
	COUNTY of SAKASUMA		
	person(s) described in or who has/have prod	before me by means of [/jphysical presence or [] onli Artur Janta-Lipinski, Manager, to me known to be the iced <u>พันปัสโร Cuc ยิงเร็</u> as identification and who bithey acknowledged that he/she/they executed the sam	
X	Sa A		
(`	Name: /// Notary Public in and for the State of FLORID My Commission Expires:	GREGORY M. FISHER MY COMMISSION # HH 000132 EXPIRES: July 25, 2024 Bonded Thru Notary Public Underwriters	
		The state of the s	

Deed (Warranty - Indiv. to Indiv.) FLD1121.doc / Updated: 08.03.21

Page 2

FL-CT-FTPA-02325.179330-FTPA23-131217

AFFIDAVIT

the subject matter of the proposed hearing; that all answers supplementary matter attached to and made a part of the apbelief. I understand this application must be complete an authorized to sign the application by the owner or owners.	epresentative of the owner(s) of the property described and which is to the questions in this application, and all sketches, data and other oplication are honest and true to the best of my (our) knowledge and accurate before the hearing can be advertised, and that I am I (we) authorize City staff to visit the site as necessary for proper ch as locked gates, restricted hours, guard dogs, etc., please provides
Sworn and subscribed before me this 17 Th day of	JOLY 20_23, DECEK L. SCHILLE / Owner Print Name and Title
STATE OF FLORIDA COU	NTY OF SIAVASOTA
The foregoing instrument was acknowledged by me this	7th day of July 2013 by
	as identification, and who
Signature - Notary Public	LAUREN SCHAFER (Place Officer) Section Wildlic - State of Florida Commission # HH 139366 My Comm. Expires Jun 7, 2025 Bonded through National Notary Assn.
AFF	IDAVIT
AUTHORIZATION F	OR AGENT/APPLICANT
I (we),	, property owner(s),
hereby authorize	to act as Agent/Applicant on our behalf
to apply for this petition on the property described as (legal de	escription)
Signature of Owner	Date
STATE OF, COUR	NTY OF
The foregoing instrument was acknowledged by me this	
	who is personally known to me or has produced
not take an oath.	(Place Notary Seal Below)
Signature - Notary Public	

AFFIDAVIT

I (the undersigned), HICA SCHILLER	being first duly sworn, depose and say that
I am the owner, attorney, attorney-in-fact, agent, lessee or repre	
is the subject matter of the proposed application; that all answer	
and other supplementary matter attached to and made a part of	
knowledge and belief. I understand this application must be con	
or hearing can be advertised, and that I am authorized to sign	
North Port staff and agents to visit the site as necessary for	
conditions such as locked gates, restricted hours, guard dogs, e	tc., please provide the name and telephone number of the
individual who can allow access.	
Sworn and subscribed before me this 24th day of	20 24 20 24
audosschieder And	a Schiller / owner
Signature of Applicant or Authorized Agent Print Na	me and Title
STATE OF PLOYICE COUNTY	of Savasota
The foregoing instrument was acknowledged by me this	th day of april 2024 by
ALida Soniller	who is personally known to me or has produced
	as identification.
	(Place Notar Sear Delow) LAUREN SCHAFER
	Notary Public - State of Florida
Signature Notary Public	Commission # HH 139366 My Comm. Expires Jun 7, 2025
	Bonced through National Notary Assn
AFFIDA	VIT
AUTHORIZATION FOR	
,	, property owner, hereby
authorize	to act as Agent on our behalf to apply
for this application on the property described as (legal descriptio	n)
Owner	Date
STATE OF	/ OF
The foregoing instrument was acknowledged by me this	day of, 20, by
	who is personally known to me or has produced
	as identification.
	(Place Notary Seal Below)
Signature - Notary Public	



City of North Port PLANNING DIVISION

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



Fax: 941.429.7154

VACATION OF EASEMENT

DATE: April 1, 2024 PETIT	ION NO: VAC-24-042
TO:	
North Port Public Works	North Port Utilities
Amerigas	Comcast Cable/Truenet Communications Mike Little,
Florida Power and Light	Frontier Communications
Planning & Zoning	Fire/Rescue
Please see the attached information concerning the request for v	vacation of easement for the property described as:
Lots 10 & 11, Block 1391, of the 28th	to the Port Charlotte Subdivision, according to Plat
Lots 10 & 11 Block 1391 of the 28th thereof recorded in Plat Book 15 Page 12, 12A-	-12K, of the Public Records of Sarasota County, Florida,
also known as street address: 7724 Grafton Road	North Port, FL
The vacation of the easement (Please check the a	ppropriate response)
√ Is Granted Is <u>not</u> Granted	ls Granted with Conditions
If vacation of easement is not granted or	r conditions apply, please state below:
Please respond by April 11, 2024 which is (10) ten days from assumed there is no issue with the vacation of easement.	n receipt. If after (10) ten days a response is not received, it will be
Peter J. Marietti III Digitally signed by Peter J. Marietti III Date: 2024.04.02 11:45:18 -04'00'	April 2, 2024
Signature	Date
941.240.8180	North Port Fire Rescue District
Phone No.	Name of Utility

Please email responses to dbrown@northportfl.gov

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



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$\underline{10\ \&\ 11} \qquad \underline{_{Block}\ 1391} \qquad \underline{_{of\ the}\ 28th}$	to the Port Charlotte Subdivision, according to Plat
thereof recorded in Plat Book 15 Page 12, 12	to the Port Charlotte Subdivision, according to Plat A-12K , of the Public Records of Sarasota County, Florida,
also known as street address: 7724 Grafton Road	d North Port, FL
The vacation of the easement (Please check the	<u>e appropriate response</u>)
√ Is Granted Is <u>not</u> Grante	ls Granted with Conditions
If vacation of easement is not granted	or conditions apply, please state below:
Please respond by April 11, 2024 which is (10) ten days frassumed there is no issue with the vacation of easement.	rom receipt. If after (10) ten days a response is not received, it will be
Bradley Brenner Digitally signed by Bradley Brenner Date: 2024.04.01 15:12:39 -04'00'	04/011/2024
Signature	Date
941-423-4847	FPL
Phone No.	Name of Utility

Please email responses to dbrown@northportfl.gov

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Amerigas	Comcast Cable/Truenet Communications Mike Little,
Florida Power and Light	Frontier Communications
Planning & Zoning	Fire/Rescue
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also known as street address: 7724 Grafton Road	North Port, FL
The vacation of the easement (Please check the a	appropriate response)
Is Granted Is not Granted	Is Granted with Conditions
If vacation of easement is not granted o	r conditions apply, please state below:
Please respond by April 11, 2024 which is (10) ten days from assumed there is no issue with the vacation of easement.	n receipt. If after (10) ten days a response is not received, it will be
Stephen A. Waidley Digitally signed by Stephen A. Waidley Date: 2024.04.01 14:57:56 -04'00'	4/1/2024
Signature	Date
(941) 266-9218	Frontier Florida LLC
Phone No.	Name of Utility

Please email responses to dbrown@northportfl.gov

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TO:		
North Port Public Works	North Port Utilities	
Amerigas	Comcast Cable/Truenet Communications Mike Little,	
Florida Power and Light	Frontier Communications	
Planning & Zoning	Fire/Rescue	
_	the request for vacation of easement for the property described as:	
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thereof recorded in Plat Book, Page	to the Port Charlotte Subdivision, according to Plate 12, 12A-12K, of the Public Records of Sarasota County, Florida,	
also known as street address: 7724 Graft	on Road North Port, FL	
The vacation of the easement (Ple	ease check the appropriate response)	
Is Granted	Is <u>not</u> Granted	
If vacation of easement <u>i</u>	is not granted or conditions apply, please state below:	
Please respond by April 11, 2024 which is assumed there is no issue with the vacation of easement.	s (10) ten days from receipt. If after (10) ten days a response is not received, it will be	
Anthony C. Payne	04/01/2024	
Signature	Date	
	NPPW	
Phone No.	Name of Utility	

Please email responses to dbrown@northportfl.gov

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TO:		
North Port Pu	ublic Works	North Port Utilities
Amerigas		Comcast Cable/Truenet Communications Mike Little,
Florida Powe	r and Light	Frontier Communications
Planning & Zo	oning	Fire/Rescue
		concerning the request for vacation of easement for the property described as:
_{Lots} 10 &	11, Block_139	of the 28th to the Port Charlotte Subdivision, according to Pla
thereof recor	ded in Plat Book 15	Page $12,12$ A- 12 K of the Public Records of Sarasota County, Florida
also known as	s street address: 772	4 Grafton Road North Port, FL
	The vacation of the e	sement (<u>Please check the appropriate response</u>)
	Is Granted	Is <u>not</u> Granted
	If vacation o	easement is not granted or conditions apply, please state below:
	April 11, 20 s no issue with the vacation	
//r	un	Date MOTILITIES
Signature		Date
ZYO	8021	MP UTILITIES
Phone No.		Name of Utility

Please email responses to dbrown@northportfl.gov

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PHOTOS PROVIDED

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

Arcadia nonprofit to host Parents' **Night Out**

May 17 event offers parents, caregivers time to do necessities

STAFF REPORT

ARCADIA - A nonprofit is hoping to help parents in Arcadia, if only for a will provide backfew hours.

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

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

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

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

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

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



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



PHOTO PROVIDED

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

FPL volunteers in Port Charlotte

STAFF REPORT

PORT CHARLOTTE -Workers and family members of Florida Power & Light spent some time volunteering during April. It was National Volun-

teer Month.

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

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

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

Serving: Arcadia • Englewood • North Port • Port Charlotte • Punta Gorda • Venice

Exhibit C

PUBLIC NOTICES

Florida Public Notices.com

Call Weekdays: 941-206-1025

To view today's legal notices and more visit, www.floridapublicnotices.com

Legal Notices

05/05/2024

NOTICE TO CREDITORS

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

Royal Palm Press, Inc., a Florida Profit Corporation, Assignor,

Kenneth A. Welt,

TO: ALL CREDITORS AND OTHER

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

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

Dated this 19th day of March, 2024.

David A. Blansky, Esq. Florida Bar No. 1033002 Counsel for Assignee Flagler

Miami, Florida 33130 Tel: 786-433-3866 || Fax: 786-260-0269

/80/2004/2004 dblansky@dunnlawpa.com Publish: 04/14/24, 04/21/24, 04/28/24, 05/05/24 436353 3923603

NOTICE OF MEETING

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

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

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

May 16, 2024

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

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

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

HOWTO PUBLISH YOUR LEGAL NOTICE THE DAILY SUN

941-206-1025

OR E-mail: Legals@YourSun.com

To publish a fictitious name visit our website at dba.yoursun.com



NOTICE OF MEETING

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

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

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

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

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

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

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

May 16, 2024

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

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

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

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

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

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

Email: Legals@YourSun.com

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

NOTICE OF MEETING

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

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

There may be occasions when one or more Supervisors or staff participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior 5/1-0010 at least 48 nours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

NOTICE OF SALE

PUBLIC SALE FOR CASH:

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

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

OTHER NOTICES

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

IN THE INTEREST OF: DOB: 11/11/2015 DOB: 03/31/2017 Minor Children

THE STATE OF FLORIDA -TO: HEATHER KRIZ

SUMMONS AND NOTICE

You are hereby notified that an Involuntary Petition under oath, a copy of which is attached hereto, has been filed in the above-styled Court for the TERMINATION OF PARENTAL RIGHTS of the child(ren),

You are commanded to appear in person before the Honorable Mary C. Evans, at the Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950 on:

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

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

To view today's legal notices and more visit, www.floridapublicnotices.com **OTHER NOTICES**

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

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

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

CLERK OF THE CIRCUIT COURT CHARLOTTE COUNTY, FLORIDA Deputy Clerk

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

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

NOTICE OF INTENT CITY OF NORTHPORT, SARASOTA COUNTY, FLORIDA

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

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

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

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

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

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



866-463-1638 CLASSIFIEDS

866-463-1638

Sarasota County Tax Collector

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

Tax Record

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

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number			Туре Тах		Ta	Tax Year	
0949139110			REAL ESTATE			2022	
Mailing Address SCHILLER DEREK 7724 GRAFTON RD NORTH PORT FL 34291 Base Exempt Amount see below			Property Address WAGON WHEEL DR 005 Old Account Number 0949-13-9110				
							Taxable Value see below
				···········			
			Exemption Detail NO EXEMPTIONS Legal Description		Millag 0500		
•	EEL DR LOT 10 B	LK 1391 28TH	ADD TO P	PORT CHARLOTT	re		
		Ad Valo	rem Taxes	ALLON TO THE CONTROL OF THE PROPERTY OF THE	m PRINCHUL MALLER LUMBINGER II	Egyptigen action at the control of t	
Taxing Authority		Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	
Sarasota Co.	Sarasota Co. General Revenue		4,961	0	\$4,961	\$16.12	
Mosquito Control		0.0500	4,961	0	\$4,961	\$0.25	
Sarasota Co. Rospital Dist.		1.0420	4,961	0	\$4,961	\$5.17	
West Coast Inland Navigation		0.0394	4,961	0	\$4,961	\$0.20	
GW FL Water Management Dist. Bonds-Debt Service		0.2260 0.0915	4,961 4,961	0	\$4,961	\$1.12 \$0.45	
Sarasota Co. Legacy Trl		0.0551	4,961	0	\$4,961 \$4,961	\$0.27	
Sarasota Scho	15 B	0.0001	1,501	Ü	41,701	40.27	
School Board - State		3.0240	15,300	0	\$15,300	\$46.27	
School Board - Local		3.2480	15,300	0	\$15,300	\$49.69	
ity of North Port		3.7667	4,961	0	\$4,961	\$18.69	
J	otal Millage	14.7924	To	otal Taxes	ana merinangan kabupaten yan	\$138.23	
		Non-Ad Valore	m Assessm	ients			
Code	Levying Autho	rity				Amount	
F093	North Port Fi					\$80.83	
R097	North Port Ro	ad & Drainag	ge			\$173.28	
	North Port R&	D Capital In	nprove			\$46.00	
R197						A200 11	
R197				7			
R197	en and a complete some Management of a contribution of			L Assessment		\$300.11	
R197	en anderstande en		Taxes	& Assessment	S	\$438.34	
R197	n, sankan mangata seneri kiji karlaksa at ili manusi kisi kisiksi kisiksi kan kisiksi kisiksi kisiksi kisiksi Karla kisiksi			& Assessment	S		

	Receipt	item	Amount Paid
1/18/2023 PAYMENT	9025243.0001	2022	\$429.57

Prior Year Taxes Due

NO DELINQUENT TAXES