



## City of North Port

### RESOLUTION NO. 2025-R-87

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS FOR MORE THAN ONE YEAR LEVIED ON CERTAIN REAL PROPERTY IN THE CITY OF NORTH PORT, FLORIDA, TO FUND COSTS INCURRED BY THE CITY EACH YEAR IN PROVIDING MUNICIPAL SERVICES RELATED TO THE ABATEMENT OF NUISANCE CONDITIONS AS CONTEMPLATED BY CHAPTER 42 OF THE CODE OF THE CITY OF NORTH PORT, FLORIDA, WHICH SERVICES MAY INCLUDE BUT ARE NOT LIMITED TO ELIMINATING EXCESSIVE GROWTH OF GRASS AND NUISANCE WEEDS ON DEVELOPED LOTS, AND REMOVAL OF HAZARDOUS TREES AND ACCUMULATION OF DEBRIS ON ANY LOT; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of North Port, Florida (the “City Commission”), intends to use the uniform method for collecting non-ad valorem assessments for more than one year within the area encompassed by the City’s boundaries as identified on the attached Exhibit “A,” as authorized by Florida Statutes Section 197.3632, to allow collection of the assessments annually, commencing in November 2026, in the same manner as provided for ad valorem taxes; and

**WHEREAS**, the City Commission intends the assessments to continue from year to year; and

**WHEREAS**, the City Commission held a duly advertised public hearing for the purpose of considering the adoption of this resolution and proof of publication of such hearing is attached hereto as Exhibit “B”; and

**WHEREAS**, the City Commission finds that this resolution serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

#### **SECTION 1 – INCORPORATION OF RECITALS**

The above recitals are true and correct and are incorporated in this resolution by reference.

The City Commission adopts this resolution pursuant to the authority provided in Florida Statutes Sections 166.021 and 197.3632, and other applicable provisions of law.

#### **SECTION 2 – UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS**

2.01 Commencing with the ad valorem tax bills issued in November 2026, and continuing each year thereafter, the City Commission hereby announces its intention to use the uniform method of collecting non-ad valorem assessments for more than one year as authorized in Florida Statutes Section 197.3632, as amended, to fund costs incurred by the City each year in providing municipal services related to the abatement of nuisance conditions as contemplated by Chapter 42 of the Code of the City of North Port, Florida, which services may include but are not limited to eliminating excessive growth of grass and nuisance weeds on developed lots, and removal of hazardous trees and accumulation of debris on any lot. Such non-ad valorem assessments may be levied within all or any portion of the City's boundaries.

2.02 The City Commission hereby determines that the levy of such assessments is needed to fund the cost of providing the stated municipal services to real property located within the City boundaries which is specially benefitted thereby.

2.03 Adoption of this resolution is solely for the purpose of complying with the statutory requirements that the City publicly announce to the Florida Department of Revenue, the Sarasota County Property Appraiser, and the Sarasota County Tax Collector, that it may levy non-ad valorem assessments and use the uniform method of collection. Adoption of this resolution shall not be deemed to commit or require the City to impose any assessments.

2.04 Upon adoption, the City Commission directs the City Manager, or designee thereof, to send a copy of this resolution by United States mail to the Florida Department of Revenue, the Sarasota County Property Appraiser, and the Sarasota County Tax Collector.

2.05 All identified exhibits are incorporated in this resolution by reference.

### **SECTION 3 – CONFLICTS**

3.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

### **SECTION 4 – SEVERABILITY**

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

### **SECTION 5 – EFFECTIVE DATE**

5.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on December 9, 2025.

CITY OF NORTH PORT, FLORIDA

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MAYOR  
ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL FUINO, B.C.A.  
CITY ATTORNEY

**EXHIBIT A****LEGAL DESCRIPTION****District 1**

Beginning at the Northwest Corner of Township 39 South, Range 21 East, Sarasota County, Florida, thence East along the North Line of said Township, to a Point of Intersection with the Centerline of North Toledo Blade Boulevard; thence South along the Centerline of Toledo Blade Boulevard, to a Point of Intersection with the West Centerline of North Toledo Blade Boulevard; thence South along the West Centerline of Toledo Blade Boulevard, to a Point of Intersection with the Centerline of North Cranberry Boulevard; thence West along the Centerline of North Cranberry Boulevard, to an Intersection with the Centerline of North Chamberlain Boulevard; thence South, Southwesterly, and South along the Centerline of North Chamberlain Boulevard, to a Point of Intersection with the North Line of Snover Waterway; thence West along said North Line of Snover Waterway, to a Point of Intersection with the West Line of North Sumter Boulevard; thence South along said West Line of North Sumter Boulevard, to a Point of Intersection with the South Line of Snover Waterway; thence West along said South Line of Snover Waterway, to an Intersection with the Centerline of Myakkahatchee Creek; thence Southerly along the Centerline of Myakkahatchee Creek, to a Point of Intersection with the Centerline of West Price Boulevard; thence Northwesterly along the Centerline of West Price Boulevard, to an Intersection with the Centerline of Hyder Terrace; thence Northeasterly along the Centerline of Hyder Terrace, to a Point of Intersection with the Centerline of Glacier Avenue; thence Northwesterly and West along the Centerline of Glacier Avenue, to a Point of Intersection with the Centerline of Santana Street; thence South along the Centerline of Santana Street, to an Intersection with the Centerline of Crock Avenue; thence West along the Centerline of Crock Avenue, to an Intersection with the Centerline of Wasilla Street; thence North along the Centerline of Wasilla Street, to a Point of Intersection with the Centerline of Totem Ave; thence West, Southwesterly, and South along the Centerline of Totem Avenue, to an Intersection with the Centerline of West Price Boulevard; thence West along the Centerline of West Price Boulevard, to a Point of Intersection with the Centerline of R-43 Drainage Right-of-Way; thence Northerly, Northeasterly, and North along the Centerline of R-43 Drainage Right-of-Way, to a Point of Intersection with the South Right-of-Way Line of Interstate Highway # 75; thence West along said South Right-of-Way Line of Interstate Highway #75, to a Point of Intersection with the West Line of Township 39 South, Range 21 East, Sarasota County, Florida; thence North along said West Line, to the Northwest Corner of aforesaid Township, and the Point of Beginning.

**DISTRICT 2**

Beginning at a Point of Intersection with North Toledo Blade Boulevard and the North Line of Township 39 South, Range 21 East, Sarasota County, Florida, thence East along said North Line to a Point of Intersection with the West Line of Township 39 South, Range 22 East, Sarasota County, Florida; thence East along the North Line of aforesaid Township, to the Northeast Corner of said Township; thence South along the West Line of aforesaid Township, to the Southeast Corner of said Township; thence West along the South Line of aforesaid Township, to a Point of Intersection with the East Line of Township 39 South, Range 21 East, Sarasota County, Florida; thence West along the South Line of aforesaid Township, to a Point of Intersection with the Centerline of Collingswood Boulevard; thence North and Northeasterly along the Centerline of Collingswood Boulevard, to an intersection with the Centerline of Woodhaven Drive; thence Northwest along the Centerline of Woodhaven Drive, to a Point of Intersection with the East Centerline of Toledo Blade Boulevard; thence Northerly along the East Centerline of South Toledo Blade Boulevard, to a Point of Intersection with the Centerline of East Price Boulevard; thence Northerly along the East Centerline

of North Toledo Blade Boulevard, to a Point of Intersection with the Centerline of Plantation Boulevard; thence West to a Point of Intersection with the West Centerline of North Toledo Blade Boulevard; thence North along the West Centerline of North Toledo Blade Boulevard, to a Point of Intersection with the East Centerline of North Toledo Blade Boulevard; thence North along the Centerline of North Toledo Blade Boulevard, to a Point of Intersection with the North Line of Township 39 South, Range 21 East, Sarasota County, Florida, and the Point of Beginning.

### **District 3**

Beginning at the Point of Intersection with the West Centerline of North Sumter Boulevard, and the North Line of Snover Waterway, thence East along said North Line, to a Point of Intersection with the Centerline of North Chamberlain Boulevard; thence North, Northeasterly, and North along the Centerline of North Chamberlain Boulevard, to an Intersection with the Centerline of North Cranberry Boulevard; thence East along the Centerline of North Cranberry Boulevard, to a Point of Intersection with the West Centerline of North Toledo Blade Boulevard; thence South along the West Centerline of North Toledo Blade Boulevard, to a Point of Intersection with the Centerline of Commerce Parkway; thence East to a Point of Intersection with the East Centerline of North Toledo Blade Boulevard; thence South and Southwesterly along the East Centerline of North Toledo Blade Boulevard, to a Point of Intersection with the Centerline of East Price Boulevard; thence South and Southwesterly along the East Centerline of South Toledo Blade Boulevard, to a Point of Intersection with the Centerline of Woodhaven Drive; thence Southeasterly along the Centerline of Woodhaven Drive, to an Intersection with the Centerline of Collingswood Boulevard; thence Southwesterly and South along the Centerline of Collingswood Boulevard, to a Point of Intersection with the South Line of Township 39 South, Range 21 East, Sarasota County, Florida; thence West along said South Line, to a Point of Intersection with the Centerline of South Cranberry Boulevard; thence Northeasterly along the Centerline of South Cranberry Boulevard, to a Point of Intersection with the North Line of Cocoplum Waterway; thence Northwesterly along said North Line of Cocoplum Waterway, to a Point of Intersection with the West Line of Mac Caughey Waterway; thence Northeasterly along said West Line of Mac Caughey Waterway, to a Point of Intersection with the Centerline of West Price Boulevard; thence West and Northwesterly along the Centerline of West Price Boulevard, to a Point of Intersection with the West Line of Blueridge Waterway; thence Northeasterly and North along said West Line of Blueridge Waterway, to a Point of Intersection with the South Line of Snover Waterway; thence East along said South Line of Snover Waterway, to a Point of Intersection with the West Centerline of North Sumter Boulevard; thence North along the West Centerline of North Sumter Boulevard, to a Point of Intersection with the North Line of Snover Waterway and the Point of Beginning.

### **District 4**

Beginning at the Intersection of the Centerline of Glenallen Boulevard and West Price Boulevard, thence Southeasterly along the Centerline of West Price Blvd, to a Point of Intersection with the Centerline of Myakkahatchee Creek; thence Northerly along the Centerline of Myakkahatchee Creek, to a Point of Intersection with the South Line of Snover Waterway; thence East along said South Line of Snover Waterway, to a Point of Intersection with the West Line of Blueridge Waterway; thence South and Southwesterly along said West Line of Blueridge Waterway, to a Point of Intersection with the Centerline of West Price Boulevard; thence Southeasterly and East along the Centerline of West Price Boulevard, to a Point of Intersection with the West Line of Mac Caughey Waterway; thence Southwesterly along said West Line of Mac Caughey Waterway, to a Point of Intersection with the North Line of Cocoplum Waterway; thence Southeasterly along said North Line of Cocoplum Waterway, to a Point of Intersection with the Centerline of South Cranberry Boulevard; thence Southwesterly along the Centerline of South Cranberry Boulevard, to a Point of Intersection with the South Line of Township 39 South, Range 21 East, Sarasota County, Florida; thence

West along said South Line, to a Point of Intersection with the Centerline of North Port Boulevard; thence Northerly along the Centerline of North Port Boulevard, to an Intersection with the Centerline of South Biscayne Drive; thence Northwesterly, North, and Northeasterly along the Centerline of South Biscayne Boulevard, to an Intersection with the Centerline of Chesebro Avenue; thence Easterly along the Centerline of Chesebro Avenue, to a Point of Intersection with the Centerline of Hopwood Road; thence Northerly and Southwesterly along the Centerline of Hopwood Road, to an Intersection with the Centerline of Logsdon Street; thence Northwesterly along the Centerline of Logsdon Street, to an Intersection with the Centerline of Glenallen Boulevard; thence Northeasterly and North along the Centerline of Glenallen Boulevard, to an Intersection with the Centerline of West Price Boulevard, and the Point of Beginning.

#### **District 5 Parcel One**

Beginning at the Point of Intersection with East Line of Township 39 South, Range 20 East, Sarasota County, Florida, and the South Right-of-Way Line of Interstate Highway #75, thence East along said South Right-of-Way Line, to a Point of Intersection with the Centerline of R-43 Drainage Right-of-Way; thence South, Southwesterly, and Southerly along the Centerline of R-43 Drainage Right-of-Way, to a Point of Intersection with the Centerline of West Price Boulevard; thence East along the Centerline of West Price Boulevard, to an Intersection with the Centerline of Totem Avenue; thence North, Northeast, and East along the Centerline of Totem Avenue, to a Point of Intersection with the Centerline of Wasilla Street; thence South along the Centerline of Wasilla Street, to an Intersection with the Centerline of Crock Avenue; thence East along the Centerline of Crock Avenue, to an Intersection with the Centerline of Santana Street; thence North along the Centerline of Santana Street, to a Point of Intersection with the Centerline of Glacier Avenue; thence East and Southeast along the Centerline of Glacier Avenue, to a Point of Intersection with the Centerline of Hyder Terrace; thence Southwesterly along the Centerline of Hyder Terrace, to an Intersection with the Centerline of West Price Boulevard; thence Northwesterly and West along the Centerline of West Price Avenue, to an Intersection with the Centerline of Glenallen Boulevard; thence South and Southwesterly along the Centerline of Glenallen Boulevard, to an Intersection with the Centerline of Logsdon Street; thence Southeast along the Centerline of Logsdon Street, to an Intersection with the Centerline of Hopwood Road; thence Northeasterly and Southerly along the Centerline of Hopwood Road, to a Point of Intersection with the Centerline of Chesebro Avenue; thence Westerly along the Centerline of Chesebro Avenue, to an Intersection with the Centerline of South Biscayne Boulevard; thence Southwesterly, South, and Southeasterly along the Centerline of South Biscayne Boulevard, to an Intersection with the Centerline of North Port Boulevard; thence South along the Centerline of North Port Boulevard, to a Point of Intersection with the South Line of Township 39 South, Range 21 East, Sarasota County, Florida; thence West along said South Line, to an Intersection with the Northeast Corner of Township 40 South, Range 20 East, Sarasota County, Florida; thence South along the East Line of aforesaid Township, to a Point of Intersection with the Easterly Shoreline of the Myakka River; thence Northwesterly and North along said Easterly Shoreline, to a Point of Intersection with the South Line of the South half of Section 01, Township 40 South, Range 20 East, Sarasota County Florida; thence West along aforesaid South Line, to a Point of Intersection with the West Line of aforesaid Section; thence North along aforesaid West Line and the West Line of North half of Section 01, Township 40 South, Range 20 East, Sarasota County, Florida, to a Point of Intersection with the North Line of aforesaid Section; thence East along aforesaid North Line, to a Point of intersection with the Southernly Extension of the West Line of Talon Bay Unit Two, as recorded in Plat Book 45, Page 46, Public Records of Sarasota County, Florida; thence Northerly along said West Line, the West Line of Talon Bay Unit One, as recorded in Plat Book 44, Page 18, Public Records of Sarasota County, Florida, and Northerly Extension thereof, to a Point of Intersection with the South Line of the land annexed by Ordinance Number 2018-25, City of North Port, Florida; thence Westerly along said South Line, to

the West Line of aforesaid land, and North along said West Line, to the North Line of aforesaid land, and East along said North Line, to a Point of Intersection with the East Line of Ortiz Boulevard; thence North along the East Line of Ortiz Boulevard, to a Point of Intersection with the South Line of Saragossa Lane; thence East along the South Line of Saragossa Lane, to a Point of Intersection with the West Line of Lot 7, Block 32, Warm Mineral Springs Replat of Unit 84 amended, recorded in Plat Book 10, Page 82, Public Records of Sarasota County, Florida; thence Southwesterly along said West Line and its Southwesterly extension thereof, to a Point of Intersection with the South Line of Tamiami Trail; thence Southeasterly along said South Line of Tamiami Trail, to a Point of intersection with the Southerly Extension of the East Line of Granada Boulevard; thence North along said Southerly Extension and East Line of Granada Boulevard, to a Point of Intersection with the Southwest Corner of Lot 5, Block "A", Warm Mineral Springs Unit 90, recorded in Plat Book 10, Page 82, Public Records of Sarasota County, Florida; thence West along the South Line of aforesaid Lot 5, to a Point of Intersection with the East Line of Township 39 South, Range 20 East, Sarasota County, Florida; thence North along said East Line, to a Point of Intersection with the North Line of Trionfo Avenue; thence East along said North Line of Trionfo Avenue, to a Point of Intersection with the Northerly Extension from the Westerly Line of Zamora Avenue; thence Southwesterly along said Northerly Extension and Westerly Line of Zamora Avenue, to a Point of Intersection with the North Line of Majorca Place; thence East along said North Line of Majorca Place and its extension thereof, to a Point of Intersection with the West Line of Ortiz Boulevard; thence South along said West Line of Ortiz Boulevard, to a Point of Intersection with the North Line of Capilla Lane; thence Westerly along said North Line of Capilla Lane, to a Point of Intersection with the Southwest Corner of Lot 30, Block 15, Warm Mineral Springs, Unit 81, recorded in Plat Book 9, Page 46, Public Records of Sarasota County, Florida; thence North along the West Line of Lot 30, and the West Line of Lot 3 of aforesaid Block 15 and its Northerly Extension thereof, to a Point of Intersection with the Northerly Line of Dorado Drive; thence Westerly along said Northerly Line of Dorado Drive, to a Point of intersection with the Southerly Line of Majorca Place; thence Northeasterly along said Southerly Line of Majorca Place, to a Point of Intersection with the Southerly Extension from the Easterly Line of Tract "A", Block 17, of aforesaid Warm Mineral Springs, Unit 81; thence North of said Point of Intersection, to the Northerly Line of aforesaid Majorca Place, and Southwesterly along said Northerly Line, to a Point of Intersection with Southerly Corner of aforesaid Tract "A"; thence Northwest along the Southwesterly Line of said Tract "A", to a Point of Intersection with the Westerly Corner of aforesaid Tract "A"; thence Northerly along the Northwesterly Line of said Tract "A", and Northeasterly along the Northerly Line of Tracts "B" and "C", Block 17, of aforesaid Warm Mineral Springs, Unit 81, to a Point of Intersection with the West Line of Ortiz Boulevard; thence Northeast from said Point of Intersection, to the Intersection with the Centerline of San Servando Avenue, and along said Centerline to a Point of Intersection with the East Line of Ortiz Boulevard; thence North along said East Line of Ortiz Boulevard, to a Point of Intersection with the South Line of Muscogee Road; thence Northeast along said South Line of Muscogee Road, to a Point of Intersection with the Easterly Line of Antonio Street; thence Northwest along said Easterly Line of Antonio Street, to a Point of Intersection with the Westerly Line of the Warm Mineral Springs Spa, Park Property, recorded in Plat Book 10, Page 49, Public records of Sarasota County, Florida; thence Northeast, North, and West along said Westerly Line, to a Point of Intersection with the Easterly Line of Antonio Street; thence Northwesterly along said Easterly Line of Antonio Street, to a Point of Intersection with the North Line of aforesaid Park Property; thence East along said North Line of aforesaid Park Property, to a Point of Intersection with the East Line of Township 39 South, Range 20 East, Sarasota County, Florida; thence North along said East Line, to a Point of Intersection with the South Line of the South Half of Section 13, Township 39 South, Range 20 East, Sarasota County, Florida; thence West along said South Line, and along the South line of South Half of Section 14, of aforesaid Township, to a Point of Intersection with the Southwest Corner of the East Half for the aforesaid Section 14; thence North along the West Line of said East Half, and along the West Line of the East Half for the North Half of aforesaid Section 14, to a Point

of Intersection with the Northwest Corner of said East Half for the aforesaid North Half of Section 14; thence East along the North Line of said East Half, to a Point of Intersection with the Southwest Corner of the South Half of Section 12, of aforesaid Township; thence North along the West Line of aforesaid Section, to the South Right-of-Way Line of Interstate Highway #75; thence East along said South Right-of-Way Line, to the East Line of aforesaid Township, and the Point of Beginning.

#### **District 5 Parcel Two**

Beginning at the Northwest Corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, thence East along the North Line of said Section, and along the North Line of Section 29, aforesaid Township, to the Northeast Corner of said Section. Thence North along the East Line of Section 20, aforesaid Township, to a Point of Intersection with the Westerly Side of North River Road; thence Southeasterly along said Westerly Side of North River road, to a Point of Intersection with the North Line of Section 33, aforesaid Township. Thence Southeasterly along the Centerline of North River Road, to a Point of Intersection with the South Line of the North half of the Southwest Quarter of the Northwest Quarter of Section 34, aforesaid Township; thence West along said South Line, to a Point of Intersection with the Southwest Corner of the North half of the Southwest Quarter of the Northwest Quarter of aforesaid Section 34; thence South along the West Line of said Section 34, to a Point of Intersection with the Northwest Corner of lands described in Instrument #2003132139, Public Records of Sarasota County, Florida; thence East along the North Line of aforesaid lands, and Easterly Extension thereof, to a Point of Intersection with the Centerline of North River Road; thence South along the Centerline of North River, to a Point of Intersection with the Easterly Extension from the South Line of aforesaid lands; thence West along said Easterly Extension and aforesaid South Line, to a Point of Intersection with the East Line of lands described in Instrument #2499/1465, Public Records of Sarasota County, Florida; thence South along the East Line of aforesaid lands, to a Point of Intersection with the North Line of Tamiami Trail; thence West along said North Line of Tamiami Trail, to a Point of Intersection with the West Line of aforesaid Section 34; thence South along said West Line, to a Point of Intersection with the South Line of Tamiami Trail; thence East along said South Line of Tamiami Trail, to a Point of Intersection with the Northeast corner of lands annexed by Ordinance #2020-17, City of North Port, Florida; thence South along the East Line of aforesaid lands, to the Point of Intersection with the Southeast corner of said lands; thence East along an Easterly Extension from the South Line of aforesaid lands, to a Point of Intersection with the Westerly Line of South River Road; thence Southeasterly along said Westerly Line of South River Road, to a Point of Intersection with lands described by Ordinance #02-09, City of North Port, Florida; thence Westerly from the Point of Intersection, to a Point of Intersection with the Northwesterly Line of lands described by Ordinance #01-45, City of North Port, Florida; thence Northeasterly along the Northwesterly Line of aforesaid lands, and along the Northwesterly Line of the lands described in Ordinance #02-09, to a Point of Intersection with the Westerly Shoreline of the Myakka River; thence Southeasterly along said Westerly Shoreline, to a Point of Intersection a distance of 160.25 feet North of the Southwest Corner of the Southeast half quarter of the Southeast quarter half of the North half of Section 02, Township 40 South, Range 20 East, Sarasota County, Florida; thence West parallel with the South line of aforesaid North half Section 02, to a Point of Intersection with the West Line of the aforesaid Southeast quarter half; thence South along said West Line and the West Line of the East half of the South half of Section 02, aforesaid Township, to a Point of Intersection with the Centerline of East River Road; thence East along the Centerline of east River Road, to a Point of Intersection with the Centerline of Myakka Drive; thence South along the Centerline of Myakka Drive, to a Point of Intersection with the Northerly Line of Kimberly Drive; thence East along said Northerly Line of Kimberly Drive a distance of 685 feet, and South a distance of 50 feet, and West a distance of 50 feet, to a Point of Intersection with the West Line of the East Eighth of the South half of Section 11, aforesaid Township; thence South along said West Line, to a Point of Intersection with the South Line of aforesaid

Section; thence East along said South Line and extension thereof, to a Point of Intersection with the Westerly Shoreline of the Myakka River; thence Southeasterly and Easterly along said Westerly Shoreline, to a Point of Intersection with the East Line of Township 40 South, Range 20 East, Sarasota County, Florida; thence South along said East Line, to a Point of Intersection with the South Line of aforesaid Township; thence West along said South Line, to a Point of Intersection with the West Line of the East half of Section 33, aforesaid Township; thence North along said West Line, to a Point of Intersection with the South Line of Section 28, aforesaid Township; thence East along said South Line, to a Point of Intersection with the East Line of aforesaid Section; thence North along said East Line and the East Line of Section 21, aforesaid Township, to a Point of Intersection with the North Line of Section 22, aforesaid Township; thence East along said North Line, to a Point of Intersection with the East Line of Section 15, aforesaid Township; thence North along said East Line, to a Point of Intersection with the South Line of Section 10, aforesaid Township; thence West along said South Line and the South Line of Sections 09, 08, and 07, aforesaid Township, to a Point of Intersection with the West Line of Section 07, aforesaid Township; thence North along said West Line and the West Line of Section 06, aforesaid Township, and the West Line of Section 31, Township 39 South, Range 20 East, Sarasota County, Florida, to a Point of Intersection with the South Line of Tamiami Trail; thence East along said South Line of Tamiami Trail, a distance of 221.30 feet, thence North a distance of 978.25 feet, East a distance of 350.50 feet, North a distance of 415.15 feet, and West to a Point of Intersection with the West Line of aforesaid Township 39 South; thence North along said West Line, to a Point of Intersection with the North Line of Section 30, aforesaid Township, and the Point of Beginning. Less lands described in Property Records for 0785-00-1050, 0785-00-1010, and 0785-00-2000, Sarasota County Property Appraiser, Sarasota County, Florida.

#### **Additional Annexed Lands 1**

*Begin at a P.R.M. found at the West 1/4 Section corner of Section 34, Township 39 South, Range 20 East, thence North, along the West line of said Section 34, 505.24 feet for a P.O.B.; thence North still along the West line of said Section 34, 154.44 feet to a P.R.M. found at the NW corner of the S 1/2 of SW 1/4 of NW 1/4 of said Section 34; thence N 89°53'30" E along the North line of the S 1/2 of SW 1/4 of NW 1/4 of said Section 34, 460.60 feet to a P.R.M. found in the Westerly right-of-way line of West River Road; thence S 37°00' E along the Westerly right-of-way line of West River Road, 216.05 feet; thence N 88°19'43" W, 590.87 feet to the P.O.B. Being a part of the S 1/2 of SW 1/4 of NW 1/4 of Section 34, Township 39 South, Range 20 East, South and West of West River Road, Sarasota County, Florida.*

#### **Additional Annexed Lands 2**

Start at the intersection of the West line of the right of way of the West River Road with the North line of the right of way of State Road No. 5., Tamiami Trail, thence running Westerly 594.6 feet measured along the curve of the North line of said Tamiami Trail to a point; thence North 473 feet to a point; thence East 264 feet to an intersection with the West line of the right of way of West River Road; thence South 37° 18' East 541.7 feet along the West line of the right of way of the West River Road to the Point of Beginning. Lying in the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 34., Township 39 South, Range 20 East. LESS AND EXCEPT that portion taken by the State of Florida Department of Transportation and Sarasota County for additional right of way, described as Parcel 119 in that certain Order of Taking recorded April 17, 1974 in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida. LESS AND EXCEPT that portion taken by the State of Florida Department of Transportation and Sarasota County for additional right of way described as Parcel 100 in that certain Order of Taking recorded July 25, 1979 in Official Records Book 1319, Page 906, of the Public Records of Sarasota County, Florida. ALSO LESS AND EXCEPT that portion conveyed to Sarasota County. A political subdivision of the State of Florida, by that certain Warranty Deed recorded October 14, 2010 under Official Records Instrument Number 2010125997. of the Public Records of Sarasota County, Florida.

**Additional Annexed Lands 3**

That part of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 lying South of U.S. Highway No. 41 and East of West River Road, and also that part of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 lying South of U.S. Highway 41, Section 34, Township 39 South, Range 20 East, Sarasota County, Florida, Less any reservations, conveyances or grants for Right-of-Way purposes for State Road 777 or U. S. Highway No. 41;

AND

That portion of land lying in Sarasota County, Florida, South and East of the centerline of a creek, on the following described properly:

A part of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, described as follows:

Starting at the centerline of the Intersection of two roads designated as being U.S. 41 a/k/a/ State Route 45, and State Route 777, respectively, and proceeding Easterly along centerline of U.S. 41, 318.2 feet, thence South 54.06 feet to the edge of Right-of-Way of said road to the Point of Beginning; thence Southerly 313.7 feet more or less to the right-of- way of State Road 777; thence Northwesterly along the right-of-way of State Road 777, 314.85 feet more or less to intersect the right-of-way of road U.S. 41; thence Easterly along the right-of-Way of U.S. 41, 242 feet more or less to the Point of Beginning, LESS road right-of- way;

AND ALSO LESS that real property described as:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 34. Township 39 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

Begin of the intersection of the East existing right-of-way line of County Road 777, (River Road) (per Project 17060-2502) and the South existing right-of-way line of U. S. 41 (State road 45/Tamiami Trail) (per Project 17010-2508) and the beginning of a curve concave Northerly; thence along said South existing right-of-way line on the arc of said Curve: having a radius of 3031.73 feet, a central angle of 01 degree 34'27", an arc length of 83.29 feet, the chord for which bears N, 75 degrees 41'59"E. to the end of said curve; thence S.46 degrees 02'32"W., 51.43 feet; thence S.36 degrees 40'52"E., 92.00 feet; thence S.42 degrees 00'48"E. 150.65 feet; thence S.36 degrees 40'52"E. 148.51 feet; to the beginning of a curve concave Southwesterly; thence along the arc of said curve having a radius of 5829.58 feet, a central angle of 01 degree 04'50" an arc length of 109.95 feet, the chord for which bears S. 36 degrees 08'26 "E, of the South line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 34 and the end of said curve; thence along said line N.89 degrees 25'37"W., 47.56 feet to the east maintained right-of-way line of said County Road 777; thence along said maintained right-of-way line the following three courses, N. 35 degrees 44'19"W., 27.70 feet; N.32 degrees 22'22"W" 178.74 feet N.42 degrees 09'34"W., 157.11 feet to the end of said courses and to the East existing right-at-way line of said County Road 777; thence along said existing right-of-way line N. 36 degrees 40'52"W, 147.48 feet to the Point of Beginning; as per Florida Department of Transportation right-of-way map for County Road 777 (River Road).

**Additional Annexed Lands 4**

Lots 1, 2, 3, and 28, Block 1, Unit 78, WARM MINERAL SPRINGS as per plat thereof, recorded in Plat Book 9, Pages 7 and 7A, of the Public Records of Sarasota County, Florida. ALSO, a tract of land 285 feet by 200 feet lying on the Westerly side of Ortiz Blvd. at the intersection of Ortiz Blvd. and U.S. 41, said tract of land being more particularly described as follows: Beginning at the Intersection of the Westerly R/W line of Ortiz Blvd., and the Northerly R/W line of U.S. 41 (Tamiami Trail); thence N 86 deg. 03' W., along said Northerly R/W line 285 feet; thence N 02 deg. 45' W 200 feet; thence S 86 deg. 03' E 285 feet to the Westerly R/W line of Ortiz Blvd.; thence S 2 deg. 45' E along said R/W line 200 feet to the POB. All lying and being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida, LESS the following described parcel of land: Beginning at the intersection of the West Line of Ortiz Blvd. with the N line of Tamiami Trail (U.S. 41) thence North 86 deg. 03' West along said Tamiami Trail, 285 feet; thence North 2 deg. 45' West parallel to the West Line of Ortiz Blvd., 50.34 feet; thence South 86 deg. 03' East parallel to the North line of the Tamiami Trail, 285 feet to the West line of Ortiz Blvd.; thence South 2 deg. 45' East along the West line of Ortiz Blvd., 50.34 feet to the POB, per deed recorded May 9, 1957, O.R. Book 31, Page 489, and corrective deed recorded July 3, 1957, O.R. Book 42, Page 265, Public Records of Sarasota County, Florida.

AND:

A part of a vacated 20 ft. wide alley per Resolution recorded in Official Records Instrument No. 2016012159, of the Public Records of Sarasota County, Florida, situated within Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida, described as follows:

Begin at the Southwest corner Lot 3, Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida; thence S.86°03'00"E., along the South line of said Lot 3, a distance of 65.07 feet to the Southeast corner of said Lot 3, same being a point on the boundary line of said Plat of WARM MINERAL SPRINGS, Unit No. 78; thence S.02°45'00"E., along said boundary line of the plat of WARM MINERAL SPRINGS, Unit No. 78, same being the easterly terminus of a 20 ft. wide alley, a distance of 20.14 feet, to the Northeast corner of Lot 28, of said Block 1, WARM MINERAL SPRINGS, Unit No. 78; thence N.86°03'00"W., along the North line of said Lot 28, a distance of 67.42 feet to the Northwest corner of said Lot 28; thence N.03°57'00"E, along the northerly extension of the West line of said Lot 28, a distance of 20.00 feet to the POINT OF BEGINNING.

Being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida.

Parcel Contains 1.7716 Acres, or 77,172 Square Feet±.

Subject to a Blanket Easement for Cable TV recorded in Official Records Book 2182, Page 1742, Public records of Sarasota County, Florida.



**The Daily Sun / Venice Gondolier**  
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Class: 0	Words: 0	Inserts: 4
Ad ID: 3974638	Lines: 0	Blind Box:

Account: 140665

**HEATHER FAUST**  
**CITY OF NORTH PORT**  
**4970 City Hall Blvd**  
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Telephone: (941) 429-7018  
 Description: Non-Ad Valorem Assessments

Other Charges:	\$0.00	Gross:	\$3,645.00
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	20.25	Amount Due:	\$3,645.00

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	11/15/25	12/06/25	4	\$3,645.00

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