



# STAFF REPORT

## 4364 Mermell Circle

Vacation of a Portion of the Platted Rear Easement - (Petition VAC-24-031), Resolution No. 24-R-19

**From:** David Brown, Planner I

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

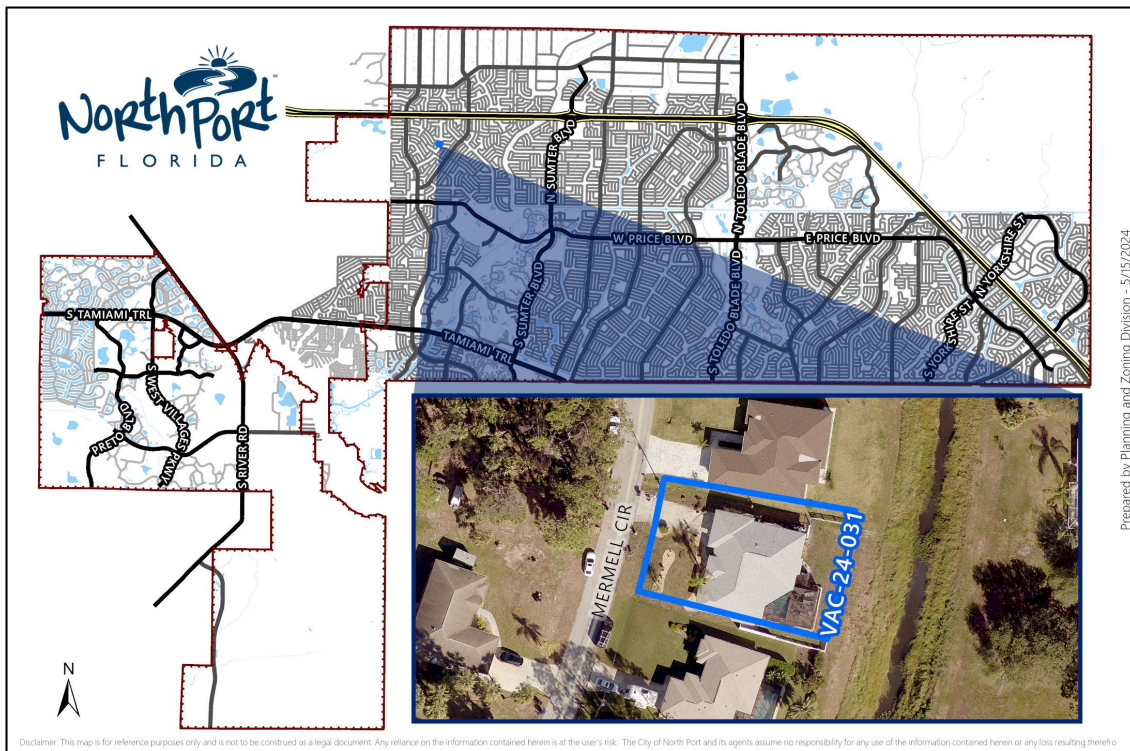
**Thru:** Lori Barnes, AICP, CPM, Assistant Director Development Services

**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:** June 6, 2024



Prepared by Planning and Zoning Division - 5/15/2024

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

- PROJECT:** Partial vacation of the platted rear easement,
- REQUEST:** Vacate a portion of the rear maintenance easement to correct existing in-ground swimming pool and pool cage encroachment
- APPLICANTS:** David and Anita Ulrich (**Exhibit A—Affidavit**)
- OWNERS:** David and Anita Ulrich (**Exhibit A—Warranty Deed**)
- LOCATION:** 4364 Mermell Circle (PID: 0950-13-2813)
- PROPERTY SIZE:** ± 0.23 Acres (10,000 square feet)
- ZONING:** Residential Single Family 2 (RSF-2)

# I. BACKGROUND

On March 4, 2024, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of a portion of the platted rear 20-foot maintenance easement located on Lot 13, Block 1328 of the 26th Addition to the Port Charlotte Subdivision. The applicant is requesting to vacate a portion of the 20-foot rear easement, containing approximately 185 square feet, in order to allow for the continuing use of an existing pool that was erroneously placed within the easement. The subject property is zoned Residential Single Family 2 (RSF-2) with a Future Land Use designation of Low Density Residential.

# II. PROJECT SUMMARY

David and Anita Ulrich are requesting a vacation of a  $\pm 185$  square foot portion of the platted rear 20-foot maintenance easement on Lot 13 to allow for an existing pool that was erroneously placed within the easement at the rear of the home.

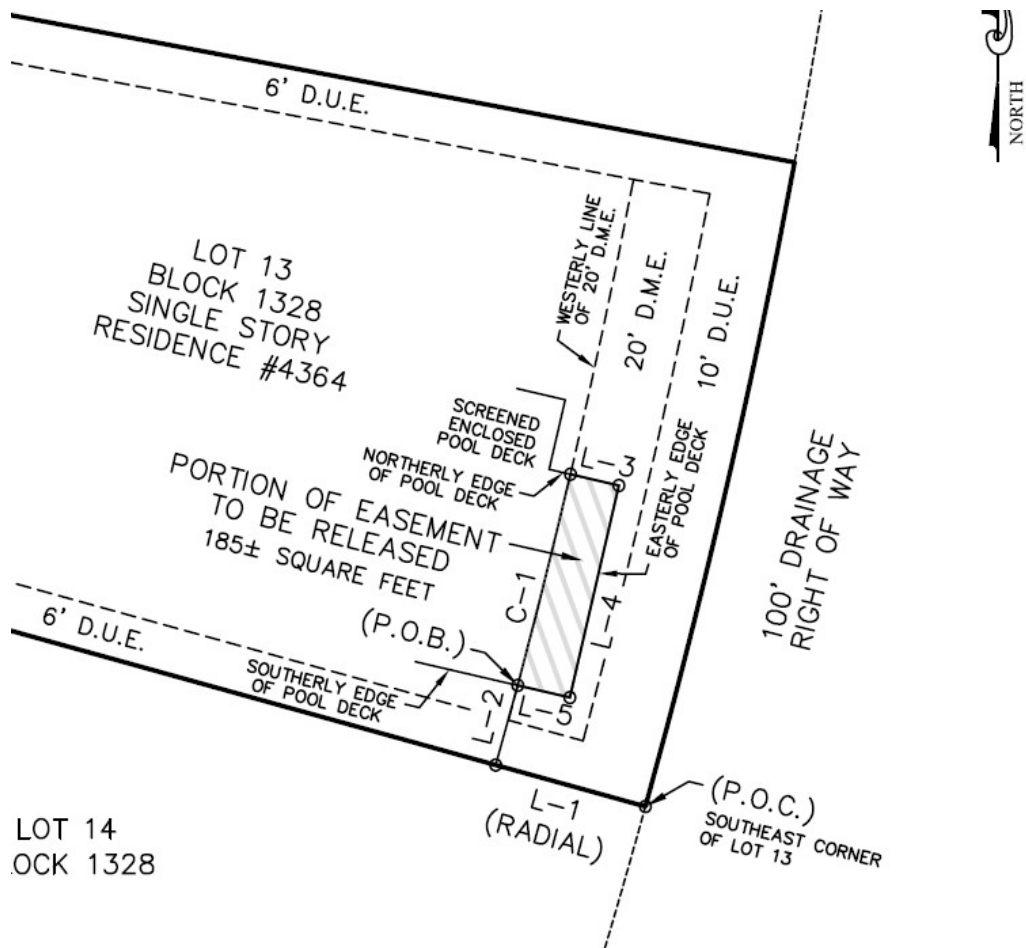


Figure 1—Sketch and description of easements to be vacated

### III. REVIEW PROCESS

#### STAFF REVIEW

The following agencies have reviewed the request to vacate a portion of the platted rear 20-foot maintenance 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 Communications | Is granted  |
| 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 20-foot 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-19 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.

Findings & Conclusion: 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 XXVIII. Administration and Enforcement, Sec. 53-267.D. allows for a vacation of platted easements provided that platted easements shall be vacated in accordance with Florida Statutes Chapter 177.

Findings & Conclusion: Staff reviewed the Petition VAC-24-031 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 17, 2024, and April 27, 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-24-031 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-19, as presented.

#### CITY COMMISSION

MOTION TO APPROVE: I move to approve Resolution No. 2024-R-19, 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-19.

#### CITY COMMISSION

MOTION TO DENY: I move to deny Resolution No. 2024-R-19

## VII. PUBLIC HEARING SCHEDULE

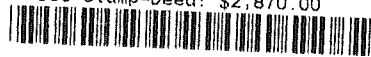
|  |  |
|--|--|
| <b>Planning &amp; Zoning Advisory Board<br/>Public Hearing</b> | June 6, 2024<br>9:00 AM or as soon thereafter  |
| <b>City Commission<br/>Public Hearing</b>                      | June 25, 2024<br>6:00 PM or as soon thereafter |

## VIII. EXHIBITS

|           |  |
|-----------|--|
| <b>A.</b> | Warranty Deed and Affidavit                            |
| <b>B.</b> | Notification to Utility Agencies and Responses         |
| <b>C.</b> | Notice of Intent                                       |
| <b>D.</b> | Certification that all applicable taxes have been paid |

Prepared by:  
 Karen Wolfe  
 Integrity Title Services, Inc.  
 4130 Woodmere Park Blvd, Suite 10  
 Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2021159603 3 PG(S)  
 August 31, 2021 01:29:29 PM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,870.00  


File Number: 2021-1237

Property address:  
4364 Mermell Cir, North Port, Florida 34291

## General Warranty Deed

Made this August 24, 2021 A.D. By **Anthony C. Capotosto, a single man and Philip Allen Jones and Amy Jones, Husband and Wife**, whose post office address is: 715 Reef Point Circle, Naples, Florida 34108, hereinafter called the Grantor, to;  
**David H. Ulrich and Anita L. Ulrich, Husband and Wife**, whose post office address is: 4364 Mermell Cir, North Port, Florida 34291, hereinafter called the Grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of \$410,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 13, Block 1328, 26th addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0950132813**

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

**Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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.

*Page 1 of 3*

Prepared by:  
Karen Wolfe  
Integrity Title Services, Inc.  
4130 Woodmere Park Blvd, Suite 10  
Venice, Florida 34293

File Number: 2021-1237

Property address:  
4364 Mermell Cir, North Port, Florida 34291

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

*Signed, sealed and delivered in our presence:*

Witness 1 signature:  
X *Beverly E Klante*

Witness 1 Printed  
Name Beverly E Klante

*[Signature]*  
**Anthony C. Capotosto**  
Address: 715 Reef Point Circle, Naples, Florida  
34108

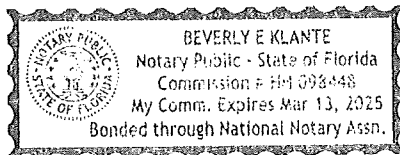
Witness 2 signature:  
X *Grace Coyne*

Witness 2 Printed  
Name Grace Coyne

*[Signature]*  
**Philip Allen Jones**  
Address: 19325 Cruise Drive, Venice, Florida 34292

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [ ] online notarization, this 19th day of August, 2021, by Anthony C. Capotosto and Philip Allen Jones, who produced Florida Drivers Licenses as identification.



*Beverly E Klante*  
**Notary Public**  
**Print**  
**Name:** Beverly E Klante  
**My Commission**  
**Expires:** \_\_\_\_\_

*page 2 of 3*



Prepared by:  
Karen Wolfe  
Integrity Title Services, Inc.  
4130 Woodmere Park Blvd, Suite 10  
Venice, Florida 34293

File Number: 2021-1237

Property address:  
4364 Mermell Cir, North Port, Florida 34291

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

*Signed, sealed and delivered in our presence:*

Witness 1 signature:

X *Grace Wynne*

Witness 1 Printed

Name Grace Wynne

*Amy Jones*  
**Amy Jones**  
Address: 19325 Cruise Drive, Venice, Florida 34292

Witness 2 signature:

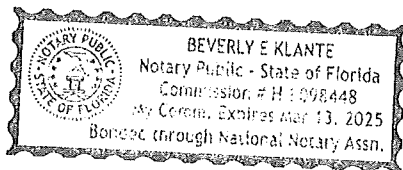
X *Beverly E Klante*

Witness 2 Printed

Name Beverly E Klante

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [ ] online notarization, this 19th day of August, 2021, by Amy Jones, who produced Florida Drivers Licenses as identification.



*Beverly E Klante*  
**Notary Public**  
**Print**  
**Name:** \_\_\_\_\_  
**My Commission**  
**Expires:** \_\_\_\_\_

*Page 3 of 3*

**AFFIDAVIT**

I (the undersigned), David H. Ulrich 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 24 day of April, 2024

David H Ulrich  
Signature of Applicant or Authorized Agent

David H. Ulrich  
Print Name and Title

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 24<sup>th</sup> day of April, 2024, by DAVID H ULRICH who is personally known to me or has produced FLDL U462-168-47-328-0 as identification.

M. Joyce McRae-Fox  
Signature - Notary Public



**AFFIDAVIT**

**AUTHORIZATION FOR AGENT/APPLICANT**

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

Owner

Date

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Signature - Notary Public

(Place Notary Seal Below)

**AFFIDAVIT**

I (the undersigned), Anita L Ulrich 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 24 day of April, 2024

Anita L Ulrich  
Signature of Applicant or Authorized Agent

Anita L. Ulrich  
Print Name and Title

STATE OF FLORIDA COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 24<sup>th</sup> day of April, 2024, by ANITA L ULRICH who is personally known to me or has produced FLDL U462-012-61-724.0 as identification.

M. Joyce McRae-Fox  
Signature - Notary Public



**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

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

Owner \_\_\_\_\_ Date \_\_\_\_\_

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

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

(Place Notary Seal Below)

\_\_\_\_\_  
Signature - Notary Public





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



VACATION OF EASEMENT

DATE: PETITION NO:

TO:

- North Port Public Works
Amerigas
Florida Power and Light
Planning & Zoning
North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

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

Lots, Block, of the to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book, Page, of the Public Records of Sarasota County, Florida, also known as street address:

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

- Is Granted
Is not Granted
Is Granted with Conditions

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

Please respond by which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Signature Date
Phone No. Name of Utility

Please email responses to

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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 11, 2024

PETITION NO: VAC-24-031

TO:

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

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

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

Lots 13, Block 1328, of the 26th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 3, 3A - 3S of the Public Records of Sarasota County, Florida, also known as street address: 4364 Mermell Circle North Port, FL

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

[X] Is Granted [ ] Is not Granted [ ] Is Granted with Conditions

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

Please respond by April 21, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Signature

[Handwritten Signature]

Phone No.

Date

04-11-24

Name of Utility

NP UTILITIES

Please email responses to dbrown@northportfl.gov

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VACATION OF EASEMENT

DATE: April 11, 2024

PETITION NO: VAC-24-031

TO:

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

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
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[checked] Is Granted [ ] Is not Granted [ ] Is Granted with Conditions

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Please respond by April 21, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Christopher Plank Digitally signed by Christopher Plank
Date: 2024.04.11 15:38:13 -04'00'

Signature

574-808-8943

Phone No.

4-11-24

Date

Comcast

Name of Utility

Please email responses to dbrown@northportfl.gov

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VACATION OF EASEMENT

DATE: PETITION NO:

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- North Port Public Works
Amerigas
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Planning & Zoning
North Port Utilities
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Frontier Communications
Fire/Rescue

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

- Is Granted
Is not Granted
Is Granted with Conditions

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

Please respond by which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Anthony C. Payne
Signature

Date

Phone No.

Name of Utility

Please email responses to

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VACATION OF EASEMENT

DATE: April 11, 2024

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TO:

North Port Public Works
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Florida Power and Light
Planning & Zoning

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

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

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

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

Please respond by April 21, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Bradley Brenner Digitally signed by Bradley Brenner
Date: 2024.04.11 09:08:30 -04'00'

Signature

941-350-9246

Phone No.

04/11/2024

Date

FPL

Name of Utility

Please email responses to dbrown@northportfl.gov

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Florida Power and Light
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[checked] Is Granted [ ] Is not Granted [ ] Is Granted with Conditions

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Please respond by April 21, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Stephen A. Waidley Digitally signed by Stephen A. Waidley Date: 2024.04.12 15:32:51 -04'00'

Signature

(941) 266-9218

Phone No.

4/12/2024

Date

Frontier Florida LLC

Name of Utility

Please email responses to dbrown@northportfl.gov

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

Please respond by April 21, 2024 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Peter J. Marietti III Digitally signed by Peter J. Marietti III Date: 2024.04.11 09:13:52 -04'00'

Signature
941.240.8180
Phone No.

April 11, 2024

Date
North Port Fire Rescue
Name of Utility

Please email responses to dbrown@northportfl.gov

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

If you received this in error or do not receive all the pages, please contact the Planning Division at 941.429.7156

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

**04/11/24**

Notice of Intent  
 City of North Port,  
 Sarasota County,  
 Florida

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

TO WHOM IT MAY CONCERN,  
 Notice is hereby given pursuant  
 To the provisions of Chapter  
 177, Florida Statutes, that David  
 H Ulrich And Anita L Ulrich, the  
 property Owners, intends to  
 petition the City Of North Port  
 to vacate a portion Of the10 ft  
 platted rear utility and drainage  
 Located on lot 13, block 1328,  
 26th addition To Port Charlotte  
 subdivision recorded In plat  
 book 15, pages 3, 3-A through  
 3-S. Public records of Sarasota  
 County, Florida  
 All of the above lying and being  
 in the City of North Port Sarasota  
 County, Florida.  
 We are requesting 10 ft from  
 the Utility and Maintenance  
 Easement  
 Publish: 04/17/24, 04/27/24  
 436462 3925965

|                                  |  |
|----------------------------------|--|
| Acct#: <b>436462</b>             | Date: <b>04/11/24</b>                  |
| <b>ANITA ULRICH</b>              | Ad Date: <b>04/17/24</b>               |
| <b>ANITA ULRICH</b>              | Class: <b>3138</b>                     |
| <b>4364 MERMELL CIRCLE</b>       | Ad ID: <b>3925965</b>                  |
| <b>NORTH PORT, FL 34291</b>      | Ad Taker: <b>MPRESCOTT</b>             |
| Telephone: <b>(262) 893-2044</b> | Sales Person: <b>200</b>               |
|                                  | Words: <b>119</b>                      |
|                                  | Lines: <b>28</b>                       |
|                                  | Agate Lines: <b>31</b>                 |
|                                  | Depth: <b>3.306</b>                    |
|                                  | Inserts: <b>2</b>                      |
|                                  | Description: <b>Notice of Intent -</b> |

|                |               |              |                 |
|----------------|---------------|--------------|-----------------|
| Other Charges: | <b>\$0.00</b> | Gross:       | <b>\$80.08</b>  |
| Discount:      | <b>\$0.00</b> | Paid Amount: | <b>- \$0.00</b> |
| Surcharge:     | <b>\$0.00</b> | Amount Due:  | <b>\$80.08</b>  |
| Credits:       | <b>\$0.00</b> |              |                 |
| Bill Depth:    | <b>3.306</b>  |              |                 |

| Publication        | Start    | Stop     | Inserts | Cost    |
|--------------------|----------|----------|---------|---------|
| Charlotte Sun (CS) | 04/17/24 | 04/24/24 | 2       | \$80.08 |

Ad Note:

Customer Note:

*We Appreciate Your Business!  
 Thank You ANITA ULRICH!*

# Sarasota County Tax Collector

Exhibit D for VAC-24-031  
 generated on 3/4/2024 4:25:30 PM EST

## Tax Record

Last Update: 3/4/2024 4:25:30 PM EST

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

| Account Number  | Type Tax   | Tax Year              |  |  |                     |
|---|--|-----------------------|--|--|---------------------|
| 0950132813  | REAL ESTATE  | 2023                  |  |  |                     |
| <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>Mailing Address</b><br/>                     ULRICH DAVID H<br/>                     ULRICH ANITA L<br/>                     4364 MERMELL CIR<br/>                     NORTH PORT FL 34291-5369                 </td> <td style="width: 50%; vertical-align: top;"> <b>Property Address</b><br/>                     4364 MERMELL CIR 005<br/><br/> <b>Old Account Number</b><br/>                     0950-13-2813                 </td> </tr> </table> |  |                       | <b>Mailing Address</b><br>ULRICH DAVID H<br>ULRICH ANITA L<br>4364 MERMELL CIR<br>NORTH PORT FL 34291-5369 | <b>Property Address</b><br>4364 MERMELL CIR 005<br><br><b>Old Account Number</b><br>0950-13-2813 |                     |
| <b>Mailing Address</b><br>ULRICH DAVID H<br>ULRICH ANITA L<br>4364 MERMELL CIR<br>NORTH PORT FL 34291-5369  | <b>Property Address</b><br>4364 MERMELL CIR 005<br><br><b>Old Account Number</b><br>0950-13-2813 |                       |  |  |                     |
| <b>Base Exempt Amount</b>   | <b>Taxable Value</b>   |                       |  |  |                     |
| see below   | see below  |                       |  |  |                     |
| <b>Exemption Detail</b>   | <b>Millage Code</b>  | <b>Escrow Code</b>    |  |  |                     |
| HX 25000  | 0500   | 940000                |  |  |                     |
| H2 25000  |  |                       |  |  |                     |
| <b>Legal Description</b>  |  |                       |  |  |                     |
| 4364 MERMELL CIR LOT 13 BLK 1328 26TH ADD TO PORT CHARLOTTE   |  |                       |  |  |                     |
| <b>Ad Valorem Taxes</b>   |  |                       |  |  |                     |
| <b>Taxing Authority</b>   | <b>Rate</b>  | <b>Assessed Value</b> | <b>Exemption Amount</b>  | <b>Taxable Value</b>   | <b>Taxes Levied</b> |
| Sarasota Co. General Revenue  | 3.2653   | 433,444               | 50,000   | \$383,444  | \$1,252.06          |
| Bonds-Debt Service  | 0.0799   | 433,444               | 50,000   | \$383,444  | \$30.64             |
| Sarasota Co. Legacy Trl   | 0.0469   | 433,444               | 50,000   | \$383,444  | \$17.98             |
| Mosquito Control  | 0.0460   | 433,444               | 50,000   | \$383,444  | \$17.64             |
| Sarasota Co. Hospital Dist.   | 1.0420   | 433,444               | 50,000   | \$383,444  | \$399.55            |
| SW FL Water Management Dist.  | 0.2043   | 433,444               | 50,000   | \$383,444  | \$78.34             |
| West Coast Inland Navigation  | 0.0394   | 433,444               | 50,000   | \$383,444  | \$15.11             |
| Sarasota School Board   |  |                       |  |  |                     |
| School Board - State  | 2.9320   | 433,444               | 25,000   | \$408,444  | \$1,197.56          |
| School Board - Local  | 3.2480   | 433,444               | 25,000   | \$408,444  | \$1,326.63          |
| City of North Port  | 3.7667   | 433,444               | 50,000   | \$383,444  | \$1,444.32          |

|                                   |                                |         |                    |                          |                   |
|-----------------------------------|--------------------------------|---------|--------------------|--------------------------|-------------------|
| <b>Total Millage</b>              |                                | 14.6705 | <b>Total Taxes</b> |                          | \$5,779.83        |
| <b>Non-Ad Valorem Assessments</b> |                                |         |                    |                          |                   |
| <b>Code</b>                       | <b>Levyng Authority</b>        |         |                    |                          | <b>Amount</b>     |
| F093                              | North Port Fire & Rescue       |         |                    |                          | \$363.66          |
| G071                              | North Port Solid Waste         |         |                    |                          | \$275.00          |
| R097                              | North Port Road & Drainage     |         |                    |                          | \$220.13          |
| R197                              | North Port R&D Capital Improve |         |                    |                          | \$46.00           |
|                                   |                                |         |                    | <b>Total Assessments</b> | \$904.79          |
| Taxes & Assessments               |                                |         |                    |                          | \$6,684.62        |
|                                   |                                |         |                    | <b>If Paid By</b>        | <b>Amount Due</b> |
|                                   |                                |         |                    |                          | <b>\$0.00</b>     |

| Date Paid  | Transaction | Receipt      | Item | Amount Paid |
|------------|-------------|--------------|------|-------------|
| 11/30/2023 | PAYMENT     | 8060489.0001 | 2023 | \$6,417.24  |

|                             |  |
|-----------------------------|--|
| <b>Prior Year Taxes Due</b> |  |
| NO DELINQUENT TAXES         |  |