



STAFF REPORT

2502 Pinewood Street

(Petition No. PVAC-25-00042)

Resolution No. 2025-R-78

From: Adriana Silva, Planner II

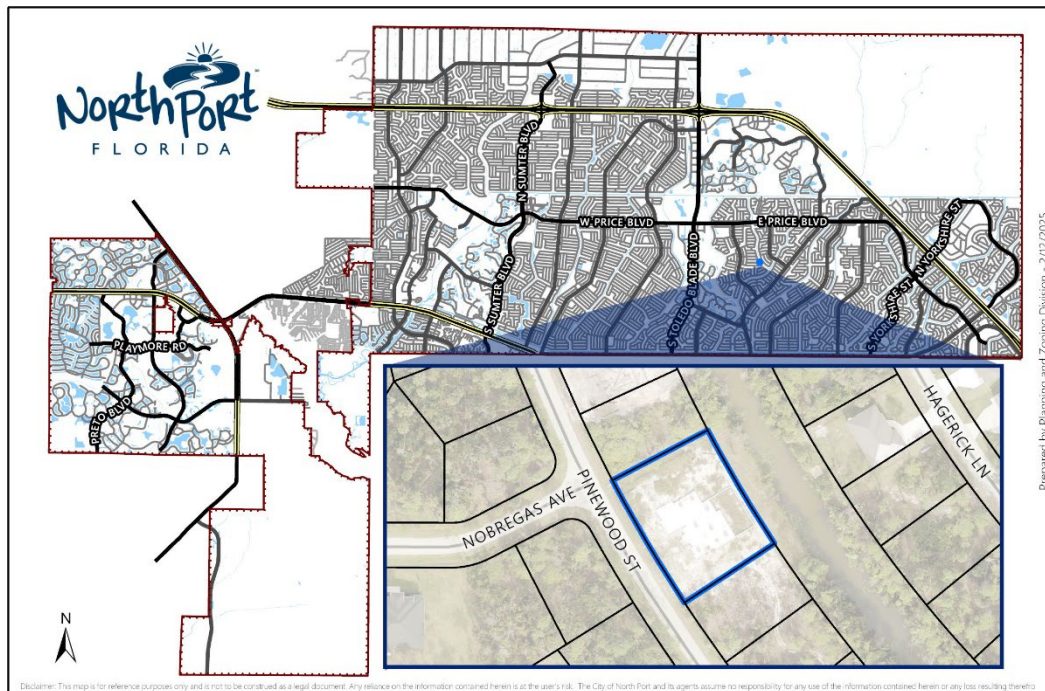
Thru: Lori Barnes, AICP, CPM, Development Services Assistant Director

Thru: Alaina Ray, AICP, Development Services Director

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

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

Date: October 28, 2025



PROJECT:	PVAC-25-00042, Vacation of Easement
REQUEST:	Vacate a portion of the platted rear 20-foot maintenance easement (±267 SQ.FT) located on Lots 19 and 20 Block 1633 of the 33rd Addition to the Port Charlotte Subdivision.
APPLICANT:	Renova Homes LLC (Exhibit A, Affidavit)
OWNERS:	Renova Homes LLC (Exhibit A, Warranty Deed)
LOCATION:	1137163319
PROPERTY SIZE:	± 0.46 acres
ZONING:	Residential, Low (R-1)

I. BACKGROUND

On January 17, 2025, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation for a portion of the platted rear 20-foot maintenance easement located on Lots 19 and 20, Block 1633 of the 33rd Addition to the Port Charlotte Subdivision. The purpose of this vacation request is to construct an in-ground swimming pool. The area to be vacated encompasses approximately 267 square feet. The subject property is zoned Residential, Low (R-1) with a Future Land Use designation of Low Density Residential.

II. PROJECT SUMMARY

Renova Homes LLC is requesting the vacation of approximately 267 square feet of the platted 20-foot rear maintenance easement on Lots 19 and 20 to accommodate the proposed construction of an in-ground swimming pool. The vacation is requested for only a portion of the 20-foot maintenance easement. The 10-foot utility and drainage easement will remain as is. Any future development on the property must adhere to all relevant setback and impervious surface coverage regulations as specified in the Unified Land Development Code Table 3.3.1.2. A 20' rear setback is required per ULDC Table 3.3.1.2. These requirements will be assessed during the submission of the Certificate of Zoning Compliance, which is necessary before applying for a building permit. Compliance with these regulations will be evaluated during the Certificate of Zoning Compliance review, which is required prior to the issuance of a building permit.

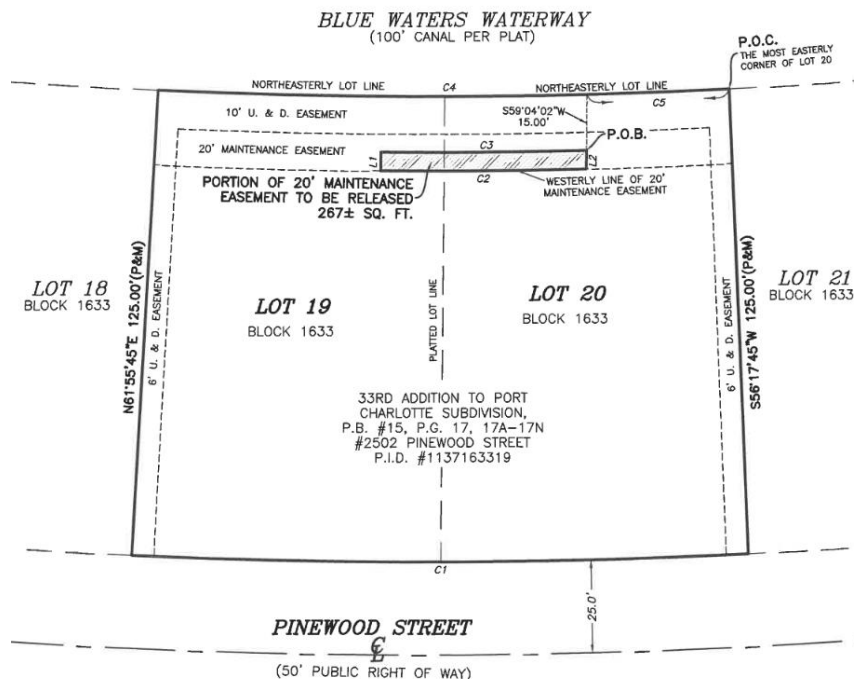


Figure 1. Area of easement to be vacated.

III. REVIEW PROCESS

The following agencies have reviewed the request to vacate a portion of the platted 20-foot rear maintenance easement and, through written response, have granted their approval or approval with conditions. (**Exhibit B- Notification to Utility agencies and responses**).

Utility Review Summary	
Agency	Response
AmeriGas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
If no response is received within 10 days, the vacation of easement request is deemed uncontested by the utility agency.	

Conclusion

Based on the responses received, the request to vacate the 20-foot rear maintenance easement 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 areas.
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.

IV. DATA AND ANALYSIS

2024 Florida Statutes Chapter 177

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

Findings & Conclusion: The property owners filed a notice of intent to petition the City of North Port to vacate a portion of the rear maintenance easement by publishing a legal notice in the North Port Sun newspaper for two consecutive weeks. (**Exhibit D—Notice of Intent**). Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of platted utility and drainage easement, a Publisher's Affidavit, certification that taxes have been paid, and all other requisite documents (**Exhibit E— Certification that all applicable taxes have been paid**). The warranty deed provided to the City as a part of the application established that the applicant owns the fee simple title of the subject property.

Staff concludes that the proposed Petition PVAC-25-00042 is consistent with Florida Statutes Section 177.101.

Legal Review

The City Attorney has reviewed the accompanying Resolution 2025-R-78 as to form and correctness.

ULDC CHAPTER 2 Development Review

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 2 of the ULDC, Article II. Development Application Types, Sec. 2.2.17 allows for a vacation of platted easements provided that platted easements shall be vacated in accordance with Florida Statutes Chapter 177. In addition, Section 2.2.17.B. includes Decision Criteria for the City Commission to approve a Vacation, as follows:

Decision Criteria. City Commission shall determine whether and the extent to which the vacation:

- (1). Involves land that Is currently occupied by public facilities.
- (2). Necessitates additional easements for future public facilities.
- (3). Impairs or eliminates access to any lot of record.
- (4). Adversely impacts the existing road network or substantially alters travel patterns.

Findings & Conclusion: Staff reviewed the Petition PVAC-25-00042 relative to ULDC Chapter 2 Development Review. Pursuant to the provisions in Florida Statutes Chapter 177.101, the property owners did file a notice of intent to apply to the City of North Port Planning & Zoning Division for two weekly issues. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of the platted utility and drainage easement, a Publisher's Affidavit, certification that taxes have been paid, and all requisite documents.

Upon staff review of the Petition and the responses from utility providers (detailed in Section III above), staff finds that this vacation of easement meets the Decision Criteria per Section 2.2.17.B. of the ULDC as the vacation does not:

- (1). Involve land that is currently occupied by public facilities.
- (2). Necessitate additional easements for future public facilities.
- (3). Impair or eliminates access to any lot of record.
- (4). Adversely impact the existing road network or substantially alters travel patterns.

Staff concludes that the proposed Petition PVAC-25-00042 is consistent with Chapter 2 of the ULDC.

V. RECOMMENDED MOTION

CITY COMMISSION

Recommended Action

Option 1: Approve Resolution No. 2025-R-78 as presented.

City Commission Options

Option 1: Approve Resolution No. 2025-R-78 as presented.

- Pros: Approving the requested vacation would provide flexibility to construct an in-ground swimming pool.
- Cons: The comprehensive staff analysis concluded that there are no identifiable drawbacks to the approval of Resolution No. 2025-R-78.

Option 2: Deny Resolution No. 2025-R-78.

- Pros: The comprehensive staff analysis concluded that there are no identifiable pros to the denial of Resolution No. 2025-R-78.
- Cons: The property owner is limited in the use of their property.

VIII. EXHIBITS

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

IX. PUBLIC HEARING SCHEDULE

City Commission Public Hearing	October 28, 2025 6:00 PM or as soon thereafter
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024036226 1 PG(S)

3/18/2024 11:13 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3157425

Prepared by and return to:
Donald W. Scarlett, Jr.
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100

Doc Stamp-Deed: \$700.00

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 6th day of May, 2022 between Yuriy Viktor Dubovoy whose post office address is 1895 Omega Drive, Shakopee, MN 55379, grantor, and Remova Homes, LLC, a Florida limited liability company, whose post office address is 170149 Clingman Avenue, Port Charlotte, FL 33954, grantee

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 19 20 and 21, Block 1633, THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 15, Pages 17, 17A through 17N, of the Public Records of Sarasota County, Florida.

Parcel Number: 1137163319 and 1137163321

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon and is not now and never had been contiguous to Grantor(s) homestead.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OR ISSUANCE OF TITLE SEARCH OR EXAMINATION.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness

Printed Name: Hanna Wilson

P.O. Address: 13675 Tamiami Trl

North Port FL 34287

Witness

Printed Name: Jessica Sturges

P.O. Address: 13675 Tamiami Trl

North Port FL 34287

Yuriy Viktor Dubovoy

(Seal)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of February, 2024 by Yuriy Viktor Dubovoy, who is personally known to me or has produced a *** as ADDITIONAL WITNESS identification. MAY

[Notary Seal]



Notary Public

Printed Name: Jessica Sturges



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 e-mail responses to

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LEGEND

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P.B. = PLAT BOOK
PG. = PAGE
SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
C/L = CENTERLINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.I.D. = PROPERTY IDENTIFICATION

SKETCH & DESCRIPTION OF:
A PORTION OF A 20 FOOT MAINTENANCE EASEMENT,
TO BE RELEASED, LYING AND BEING IN SECTION 29,
TOWNSHIP 39 SOUTH, RANGE 22 EAST,
SARASOTA COUNTY, FLORIDA
"NOT A SURVEY"



DESCRIPTION

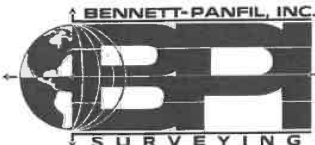
A TRACT OR PARCEL OF LAND, LYING AND BEING IN SECTION 29, RANGE 39 SOUTH, TOWNSHIP 22 EAST, SARASOTA COUNTY FLORIDA, BEING A PORTION OF A 20 FOOT MAINTENANCE EASEMENT, LYING OVER AND ACROSS LOT 19, BLOCK 1633, 33RD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 15, PAGE 17, 17A THROUGH 17N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 19, SAID POINT BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,565.00 FEET, A DELTA ANGLE OF 01°24'53", A CHORD BEARING OF N. 32°59'49" W., AND A CHORD LENGTH OF 38.64 FEET; THENCE ON THE ARC OF SAID CURVE AND THE NORTHEASTERLY LOT LINE OF SAID LOT 19, 38.64 FEET; THENCE LEAVING SAID NORTHEASTERLY LOT LINE OF LOT 19, S. 59°04'02" W., 15.00 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING S. 59°04'02" W., 5.00 FEET; TO THE WESTERLY LINE OF THE SUBJECT 20' MAINTENANCE EASEMENT, BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,585.00 FEET, A DELTA ANGLE OF 01°59'58", A CHORD BEARING OF N. 31°16'22" W., AND A CHORD LENGTH OF 55.31 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY EASEMENT LINE, 55.31 FEET; THENCE LEAVING SAID WESTERLY LINE, N. 59°02'24" E., 5.00 FEET; TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 1,580.00 FEET, A DELTA ANGLE OF 02°00'21", A CHORD BEARING OF S. 31°16'26" E., AND A CHORD LENGTH OF 55.31 FEET; THENCE ON THE ARC OF SAID CURVE, 55.31 FEET; TO THE POINT OF BEGINNING, CONTAINING 267 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PINWOOD STREET BEING N.29°27'01"W. BASED ON AN ASSUMED MERIDIAN.
- THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.
- NOT VALID WITHOUT SHEET 1 OF 2 AND 2 OF 2.

SHEET 1 OF 2



BENNETT-PANFIL, INC.
SURVEYING

742 SHAMROCK BLVD.,
VENICE, FL. 34293
(941) 497-1290

www.bpisurvey.com
LICENSED BUSINESS NO. 6639

FILE NO. : 21-02-121

DRAWN BY:	D.I.L.	DATE:	06/04/25
CHECKED BY:	B.G.R.	DATE:	06/13/25
PARCEL IDENTIFICATION #:	1137163319		
EASEMENT CONTAINS:	267± SQ. FT.		
REVISIONS:			
DESCRIPTION	BY	DATE	

THIS DOCUMENT WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS SPECIFICALLY NOTED.



Digitally signed by
Bernard G Rieth
Date: 2025.06.16
16:05:03-04'00'

B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N #5228

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SHEET 2 OF 2



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

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If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7229.

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DESCRIPTION

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DESCRIPTION

A TRACT OR PARCEL OF LAND, LYING AND BEING IN SECTION 29, RANGE 39 SOUTH, TOWNSHIP 22 EAST, SARASOTA COUNTY FLORIDA, BEING A PORTION OF A 20 FOOT MAINTENANCE EASEMENT, LYING OVER AND ACROSS LOT 19, BLOCK 1633, 33RD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 15, PAGE 17, 17A THROUGH 17N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 19, SAID POINT BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,565.00 FEET, A DELTA ANGLE OF 01°24'53", A CHORD BEARING OF N. 32°59'49" W., AND A CHORD LENGTH OF 38.64 FEET; THENCE ON THE ARC OF SAID CURVE AND THE NORTHEASTERLY LOT LINE OF SAID LOT 19, 38.64 FEET; THENCE LEAVING SAID NORTHEASTERLY LOT LINE OF LOT 19, S. 59°04'02" W., 15.00 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING S. 59°04'02" W., 5.00 FEET; TO THE WESTERLY LINE OF THE SUBJECT 20' MAINTENANCE EASEMENT, BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,585.00 FEET, A DELTA ANGLE OF 01°59'58", A CHORD BEARING OF N. 31°16'22" W., AND A CHORD LENGTH OF 55.31 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY EASEMENT LINE, 55.31 FEET; THENCE LEAVING SAID WESTERLY LINE, N. 59°02'24" E., 5.00 FEET; TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 1,580.00 FEET, A DELTA ANGLE OF 02°00'21", A CHORD BEARING OF S. 31°16'26" E., AND A CHORD LENGTH OF 55.31 FEET; THENCE ON THE ARC OF SAID CURVE, 55.31 FEET; TO THE POINT OF BEGINNING, CONTAINING 267 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PINWOOD STREET BEING N.29°27'01"W. BASED ON AN ASSUMED MERIDIAN.
- 2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.
- 3. NOT VALID WITHOUT SHEET 1 OF 2 AND 2 OF 2.

SHEET 1 OF 2

BENNETT-PANFIL, INC.
SURVEYING

742 SHAMROCK BLVD.,
VENICE, FL. 34293
(941) 497-1290

www.bpisurvey.com
LICENSED BUSINESS NO. 6639

FILE NO. : 21-02-121

DRAWN BY:	D.I.L.	DATE:	06/04/25
CHECKED BY:	B.G.R.	DATE:	06/13/25
PARCEL IDENTIFICATION #:	1137163319		
EASEMENT CONTAINS:	267± SQ. FT.		
REVISIONS:			
DESCRIPTION	BY	DATE	

THIS DOCUMENT WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS SPECIFICALLY NOTED.

Digitally signed by
Bernard G Rieth
Date: 2025.06.16
16:05:03-04'00'

B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N #5228

PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC COPIES OF THIS DOCUMENT ARE ONLY VALID IF THE DIGITAL SIGNATURE AND DATE HAVE BEEN VERIFIED.

SHEET 2 OF 2



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 e-mail responses to swillette @cityofnorthport.com

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 Neighborhood Development Services, Planning Division at 941.429.7229.



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/TruNet Communications Mike Little,
Frontier Communications
Fire/Rescue

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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.

Anthony C. Payne

Signature

Date

Phone No.

Name of Utility

Please e-mail responses to

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.



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: 7/22/2025

PETITION NO: PVAC-25-00042

TO:

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

North Port Utilities
Comcast Cable/Truernet 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 19, 20, 21, Block 1633, of the 33 addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 17, of the Public Records of Sarasota County, Florida, also known as street address: 2502 PINWOOD ST NORTH PORT, FL, 34288.

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.

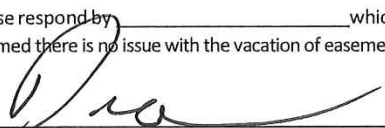
Signature

Phone No.

Please e-mail responses to

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 Neighborhood Development Services, Planning Division at 941.429.7156.



ZYD 8021

07-22-25

Date
NP UTILITIES

Name of Utility



**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Jill Kelli Di Benedetto, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

04/20/25

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 21st day of
April, 2025

(Signature of Notary Public)



Personally known X OR Produced Identification

Exhibit C
NOTICE OF INTENT
CITY OF NORTH PORT,
SARASOTA COUNTY,
FLORIDA

TO WHOM IT MAY CONCERN:

Notice is here by given pursuant to the provisions of chapter 177, Florida statutes, that Renova Holmes LLC, the property owner, intends to petition the city of Northport to vacate a portion of the 20 foot platter, rear drainage, maintenance easement located on lots 19 & 20, block 1633, 33rd addition to Port Charlotte, according to Sarasota county property Appraiser. Public records or Sarasota County Florida. All the above lying and being in the City of North Port, Sarasota County, Florida, we are requesting 5 feet from the 20 feet platted maintenance easement.

Publish: 04/20/25
395956 3958089

PROJECT GRADUATION

Project seeks community support

Event is a party held every year to keep kids safe

DANIEL FINTON
Staff Writer

NORTH PORT — Organizers for this year's North Port High School Project Graduation are asking the community for support.

A team of volunteer organizers are accepting monetary, prize and food donations for the upcoming party that 250 graduates will attend.

Organizers said they have raised less than half of the \$7,600 amount that was raised last year. They would ideally like a prize or gift for every student who attends.

Project Graduation is a supervised drug- and alcohol-free celebration that helps keep students safe from potentially dangerous post-graduation parties.

The NPHS graduate event will be held from 8 p.m. to midnight May

30 at the George Mullen Activity Center, 1602 Kramer Way.

This year, the event is scheduled for the day after graduation due to forced rescheduling caused by hurricanes earlier this school year.

Michelle Gore, an event coordinator, said finding a venue was tough in of itself, but now the challenge is ensuring the party will be a night to remember for the graduates.

The party is scheduled to have a DJ playing music, games, a photo booth and pizza and sandwiches.

Quality TV, a North Port company, also donated two televisions that will be given out as prizes. And the city of North Port is donating a decommissioned Ford F-150 pickup that will be this year's grand prize.

Gore said North Port always graciously donates a vehicle. Last year, she said, the winner was a student who did not even have their driver's license yet.

Organizers have hosted

a number of fundraising events to fund the party and have also received help from North Port Kiwanis. The service club recently held a quarter auction to raise money.

Over the weekend, Gore said, Kiwanis' event raised about \$500. All of that money will go toward the May event.

Although the help received thus far has been amazing, Gore said, more is still needed.

Businesses who want to donate, or individuals who want to donate money, items or their time as volunteers at the event are appreciated, Gore said.

Organizers will be hosting a spirit night where they will help raise more money from 5-9 p.m. April 22 at Moe's Southwest Grill, 5668 Tuscola Blvd.

People or businesses who are unable to attend, but interested in donating, can reach out to Gore at Nphsprojectgrad@gmail.com.

SENIOR LIVING

Aston Gardens earns U.S. News honors

It receives a 4.5 stars out of 5

STAFF REPORT

VENICE — Aston Gardens at Pelican Pointe, 1000 Aston Gardens Drive, achieved a rating of 4.5 stars of 5 in U.S. News & World Reports' 2025 evaluation of senior living facilities.

Aston Gardens achieved Best Senior Living status for both independent living and assisted living. It also provides memory care.

In assisted living, it was recognized as a high-performing facility nationwide for care services, and highly rated for safety, value, activities and enrichment, staff and

management and feeling like home.

Its independent living operation was rated high performing nationwide for food and dining and feeling like home, while earning highly rated status for safety, value, staff and management and activities and enrichment.

The full report is at <https://bit.ly/3GpAemA>.

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Save \$50!

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941.493.3030

Protect Your Home and Health with In2Care Mosquito Trap! Mosquitoes are more than just a nuisance—they are one of the deadliest creatures on Earth, transmitting dangerous diseases such as malaria, dengue fever, Zika virus, West Nile virus, and chikungunya. These diseases can cause severe illness and even death. Mosquitoes breed in stagnant water, making it easy for them to invade your home or business.

Enjoy outdoor fun without the nuisance of mosquitoes. Call today and save \$50 on your first treatment!

Take control. Let us protect your family. Trust In2Care.

Venice PEST CONTROL SINCE 1974

BEST OF VENICE WINNER 2023

FEMA FLORIDA PEST MANAGEMENT ASSOCIATION INC

VENICE AREA CHAMBER OF COMMERCE

NPMA National Pest Management Association

114 Corporation Way, Venice FL 34285 #941.493.3030
Hours: Monday-Friday 8AM-4:30PM SAT-SUN: CLOSED

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

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Legal Notices

04/20/2025

Fictitious name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of: Sachs RV Services located at 8115 SW Sand Crane Cir in the County of DeSoto, City of Arcadia, FL 34269 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, FL. Dated on April 16, 2025
Sole Owner: Albert Sachs
Publish: 04/20/25 416558 3958173

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of: EVERSTORE located at 7512 Dr. Phillips Blvd, Suite 50-626 in the County of Orange, City of Orlando, FL 32819 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, FL. Dated on April 16, 2025
Sole Owner: Samuel Glidden
Publish: 04/20/25 416558 3958216

Notice to creditors

IN THE CIRCUIT COURT FOR DESOTO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP000024AXMA
Division: PROBATE

IN RE: ESTATE OF ROBERT MICHAEL WALKER, A/K/A ROBERT M. WALKER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Michael Walker, a/k/a Robert M. Walker, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for DeSoto County, Florida, Probate Division, the address of which is 115 E. Oak Street, Arcadia, FL 34266. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 20, 2025.

Schwarz & Harris, P.A.
Attorneys for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, FL 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net

Personal Representative:
Samantha Lancaster
725 Fortanini Circle
Ocoee, Florida 34761
Publish: 04/20/25, 04/27/25 406413 3958141

Notice of permit

Notice is hereby given that the Southwest Florida Water Management District has received an Environmental Resource permit application number 913564 from 5221 Taylor Road, LLC, 210 Wood Street, Punta Gorda, FL 33950. Application received: March 14, 2025. Proposed activity: commercial development. Project name: Scenic View V. Project size: 9.12 acres. Location: Section(s) 21, Township 41 South, Range 23 East, in Charlotte County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.water-matters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE DAILY SUN

CALL 941-206-1025

OR E-mail: Legals@YourSun.com

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



Notice to creditors

The date of first publication of this notice is April 13, 2025.

Attorney for Personal Representative:
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail: jackie@wotitzkylaw.com

Personal Representative:
Jason Robert Walker
1774 Polk Road
Wachula, FL 33873
Publish: 04/13/25, 04/20/25 100738 3957706

IN THE CIRCUIT COURT FOR DESOTO COUNTY, FLORIDA PROBATE DIVISION
File No. 25-29-CP
Division Probate

IN RE: ESTATE OF STEPHEN D. LANCASTER A/K/A STEPHEN DWAYNE LANCASTER Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEPHEN D. LANCASTER A/K/A STEPHEN DWAYNE LANCASTER, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Desoto County, Florida, Probate Division, the address of which is 115 Oak Street, Suite 201, Arcadia, FL 34266. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 20, 2025.

Exhibit C
NOTICE OF INTENT
CITY OF NORTH PORT,
SARASOTA COUNTY,
FLORIDA

TO WHOM IT MAY CONCERN:
Notice is here by given pursuant to the provisions of chapter 177, Florida statutes, that Renova Holmes LLC, the property owner, intends to petition the city of Northport to vacate a portion of the 20 foot platter, rear drainage, maintenance easement located on lots 19 & 20, block 1633, 33rd addition to Port Charlotte, according to Sarasota county property Appraiser. Public records or Sarasota County Florida. All the above lying and being in the City of North Port, Sarasota County, Florida, we are requesting 5 feet from the 20 feet platted maintenance easement.
Publish: 04/20/25 395956 3958089

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SUN

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

[← Return](#)
[Print Record](#)

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account Number:

[1137163319](#)

Tax Year:

2024

Tax Type:

Real Estate

Property Address:

2502 Pinewood St 005

Mailing Address:

Renova Homes Llc

170149 Clingman Ave

Port Charlotte FI 33954

Exemption Detail:

N/A

Millage Code:

0500

Escrow Code:

N/A

Legal Description:

LOTS 19 & 20, BLK 1633, 33RD ADD TO PORT CHARLOTTE BEING SAME LANDS AS DESC IN ORI [2021024182](#) & [2021030056](#)

Ad Valorem Taxes

Taxing Authority	Millage Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2288	\$30,300.00	\$0.00	\$30,300.00	\$97.83
Bonds-Debt Service	0.0712	\$30,300.00	\$0.00	\$30,300.00	\$2.16
Sarasota Co. Legacy Trl	0.0396	\$30,300.00	\$0.00	\$30,300.00	\$1.20
Mosquito Control	0.0460	\$30,300.00	\$0.00	\$30,300.00	\$1.39
Sarasota Co. Hospital Dist.	1.0420	\$30,300.00	\$0.00	\$30,300.00	\$31.57
SW FL Water Management Dist.	0.1909	\$30,300.00	\$0.00	\$30,300.00	\$5.78
West Coast Inland Navigation	0.0394	\$30,300.00	\$0.00	\$30,300.00	\$1.19
School Board - State	2.8830	\$30,300.00	\$0.00	\$30,300.00	\$87.35

Exhibit D. for Resolution No. 2025-R-78

School Board - Local	3.2480	\$30,300.00	\$0.00	\$30,300.00	\$98.41
City of North Port	3.7667	\$30,300.00	\$0.00	\$30,300.00	\$114.13
	Total				Total
	Millage				Taxes
	14.5556				\$441.01

Non-Ad Valorem Assessments

Levying Authority	Amount
North Port Fire & Rescue	\$171.82
North Port Road & Drainage	\$253.16
North Port R&D Capital Improve	\$92.00
	Total
	Assessments
	\$516.98

Total Payable: \$0.00 Total Due: \$1,122.57

NOTE: Unpaid amounts due may increase at any time if a County-Held Tax Certificate is purchased or a Tax Deed Application is made.

2024 | CERT: 7679 | CERT YR: 2025
PAST DUE \$1,122.57

NOT PAYABLE



Status: ● Past Due

Amount Due:

☐ \$1,122.57

Gross Taxes:

\$957.99

Fees:

\$111.42

Interest:

\$53.16

Discount:

\$0.00

Paid: \$0.00

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