



# City of North Port

## ORDINANCE NO. 2024-08

1        **AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ANNEXING ± 1.7716 ACRES**  
2        **OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF SARASOTA COUNTY,**  
3        **FLORIDA AND CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF NORTH PORT,**  
4        **FLORIDA; REDEFINING THE BOUNDARY LINES OF THE CITY OF NORTH PORT TO INCLUDE**  
5        **THIS PROPERTY; PROVIDING FOR FINDINGS; PROVIDING FOR ANNEXATION; AMENDING**  
6        **THE OFFICIAL ZONING MAP; PROVIDING FOR ASSESSMENT AND TAXATION; PROVIDING**  
7        **FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR**  
8        **SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

9  
10       **WHEREAS**, on August 3, 2023, Manish Patel on behalf of Vijay Patel, in their capacity as Authorized Agent  
11       of Owner of North Port Investment One, LLC (“Petitioner”), submitted Petition No. ANX-23-190 for the  
12       voluntary annexation of certain real property into the corporate limits of the City of North Port, Florida  
13       (the “Petition”). The application was deemed complete on January 4, 2024. The Petition is attached as  
14       “Exhibit A” and bears the signature of the property owner; and

15  
16       **WHEREAS**, the Petition relates to ± 1.7716 acres of real property, identified in the legal description and  
17       boundary survey attached as “Exhibit B” (the “Property”); and

18  
19       **WHEREAS**, the location of the Property is identified on the map attached as “Exhibit C”; and

20  
21       **WHEREAS**, in compliance with Section 53-22.E(1) of the Unified Land Development Code (“ULDC”), the  
22       City has prepared a fiscal impact analysis, attached as “Exhibit D”; and

23  
24       **WHEREAS**, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly  
25       noticed public hearing on March 21, 2024, to receive public comment on the subject matter of this  
26       ordinance and to make its recommendation to the City Commission; and

27  
28       **WHEREAS**, the City Commission of the City of North Port held properly noticed public hearings at first and  
29       second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory Board  
30       and the administrative report, and to receive public comment on the subject matter of this ordinance; and

31  
32       **WHEREAS**, the City Commission determined that its action serves the public health, safety, and welfare  
33       of the citizens of the City of North Port, Florida.

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

**SECTION 1 – FINDINGS**

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

1.02 In accordance with Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City's website on or before the date the newspaper published notice of this ordinance's final reading.

1.03 The City Commission makes the following additional findings:

a. The Property is wholly located in an unincorporated area of Sarasota County, is contiguous to the boundaries of the City of North Port, and is reasonably compact.

b. Annexing the Property will not result in the creation of enclaves.

c. The City is equipped to extend urban services to the Property on the date of annexation on substantially the same basis and in the same manner as those services provided within the municipality prior to annexation.

d. The City is equipped to supply municipal water and sewer services to the Property so that, when services are provided, property owners can secure public water and sewer service according to the City's policies for extending water and sewer lines to individual lots or subdivisions.

e. The Petition and the Property meet all requirements of Florida Statutes Chapter 171 pertaining to voluntary annexations.

f. The Petition and the Property meet all requirements of ULDC Section 53-22 pertaining to annexations.

g. All procedural and notice requirements mandated by state law; the Code of the City of North Port, Florida; and the ULDC have been followed and satisfied.

1.04 All identified exhibits are incorporated in this ordinance by reference.

**SECTION 2 – ANNEXATION AND OFFICIAL ZONING MAP**

2.01 The City Commission approves the Petition to voluntarily annex the Property. The Property is hereby annexed into the corporate limits of the City of North Port, Florida and the boundary lines of the City are hereby redefined to include the Property.

2.02 The Property is designated as Future Annexation Area on the City of North Port's Comprehensive Plan Future Land Use Map. The Property will be designated a land use on the City's Comprehensive Plan Future Land Use Map at a later date, and the map will be redefined to include the Property at that time.

2.03 The City Commission approves the amendment to the City's Official Zoning Map revised Official Zoning Map, attached as "Exhibit E," incorporating the Property with a zoning designation of "No Zoning Designation."

### **SECTION 3 – ASSESSMENT AND TAXATION**

3.01 The City will assess and tax the Property as permitted under the law as of the effective date of this ordinance.

### **SECTION 4 – FILING OF DOCUMENTS**

4.01 Upon this ordinance taking effect, the City Clerk is directed to place in the City Clerk's files an updated Official Zoning Map in accordance with the requirements of ULDC Sections 53-14, 53-16, and 53-17 State of Florida's Office of Economic and Demographic Research specifying the population census effect and the affected land area, with Petitioner paying all related filing costs.

### **SECTION 5 – CONFLICTS**

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

### **SECTION 6 – SEVERABILITY**

6.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance 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 ordinance.

### **SECTION 7 – EFFECTIVE DATE**

7.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on April 9, 2024.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on April 23, 2024.

CITY OF NORTH PORT, FLORIDA

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ALICE WHITE  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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AMBER L. SLAYTON, B.C.S.  
CITY ATTORNEY







**City of North Port**  
**Neighborhood Development Services**  
4970 City Hall Boulevard, North Port, FL 34286  
Phone: (941) 429-7156 Fax: (941) 429-7164  
Web [www.cityofnorthport.com](http://www.cityofnorthport.com)

## Annexation Packet

The following items are to be included in the submission:

- ☒ Annexation Application
- ☒ Affidavit(s)
- ☒ Annexation Checklist
- ☒ Annexation Fee Sheet
- ☒ Billable Fee Payment Agreement

**\*Note\***

Please be advised that each application is considered a separate petition and will be reviewed as such. Packets will not be processed if incomplete or missing requested information.

If there is more than one property owner of the subject property, all owners must complete an affidavit.

There are additional costs included with this application. Fees for legal advertisements and adjacent property owner notifications will be billed to the applicant at actual cost. These costs shall be paid in full before any development orders/orders of approval are issued.

"recycled application form prior  
submission. resubmitted 08/03/23

JMF

DATE RECEIVED - DATE STAMP  
CITY OF NORTH PORT  
PLANNING  
MAR 10 2023  
RECEIVED



**City of North Port**  
**Neighborhood Development Services**  
4970 City Hall Boulevard, North Port, FL 34286  
Phone: (941) 429-7156 Fax: (941) 429-7164  
Web [www.cityofnorthport.com](http://www.cityofnorthport.com)

## VOLUNTARY ANNEXATION (ANX) AMENDMENT APPLICATION

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

*This section to be completed by staff*

Date Application Received: \_\_\_\_\_ Accepted by: \_\_\_\_\_

Project Type: ANX - \_\_\_\_\_

Project Name: Warm Mineral Springs Mural

Name of Applicant:

Patel Manish

Name of Corporation/LLC (if Applicable):

Northport one Investment LLC

Street Address:

12597 S Tamiami Trail, North Port, FL-34287

City: North Port

State: FLORIDA Zip Code: 34287

Phone: 941-426-4029

FAX No: 941-426-2059

E-mail: WMSmotel@gmail.com

Name of Property Owner: (If different from the applicant above)

Vijay Patel

Street Address:

14106 US Hwy 19City: HudsonState: FL Zip Code: 34661Phone: 727-709-3248 - 754-244-6607C Manager

FAX No: \_\_\_\_\_

E-mail: \_\_\_\_\_

Name of Architect: (If Applicable)

\_\_\_\_\_

Street Address:

\_\_\_\_\_

City: \_\_\_\_\_

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

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

FAX No: \_\_\_\_\_

E-mail: \_\_\_\_\_

Name of Engineer: (If Applicable)

\_\_\_\_\_

Street Address:

\_\_\_\_\_

City: \_\_\_\_\_

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

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

FAX No: \_\_\_\_\_

E-mail: \_\_\_\_\_

**RECEIVED**

Exhibit A to Ordinance 2024-08

By Sherry Willette-Grondin at 8:06 am, Jan 04, 2024

Name of Attorney: (If Applicable)

Street Address:

City: \_\_\_\_\_

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

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

FAX No: \_\_\_\_\_

E-mail: \_\_\_\_\_

Name of Surveyor: (If Applicable)

Gen 3 Land Surveying Inc

Street Address:

Land Surveying Inc, 17840 Toledo Blvd

City: Suite B  
Port Charlotte

State: FL Zip Code: 33948

Phone: 941-629-6801

FAX No: -

E-mail: Info@gen3survey.com

Name of Contractor: (If Applicable)

B&amp;K Plumbing Inc

Street Address:

465 Whidden Blvd Unit 5

City: Port Charlotte

State: FL Zip Code: 33980

Phone: 941-625-7666

FAX No: -

E-mail: -

**Property Description**

Parcel I.D. No. (s) (List Additional Parcel ID's on an attached sheet)

0791 - .02 - 0004  
\_\_\_\_\_  
\_\_\_\_\_

Look for attached sheet ☐

Land Use: Hotel

FLU: \_\_\_\_\_

Acreage: 1.77 ac

Street Address:

12547, S Terniami Trail, North Port, FL-34287

Legal: Lot(s): 1, 2, 3 & 28

Block: 1, Warm Mineral Springs Unit 78

Addition: \_\_\_\_\_

Tract or Parcel: \_\_\_\_\_

Subdivision:

Section: 36

Township: 39S

Range: 20E

Acreage: 1.77 ac

Purpose of Application:

Please briefly state what the intended use of the property will be and/or purpose of application:

Annexation to City of North Port.  
Changing FROM County TO CITY  
TO enable connection to WATER  
+ SEWER SYSTEM.

Has this property undergone previous City development review and approval?

No: X Yes: \_\_\_\_\_

If yes, when? (Month/Date/Year) \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Has this property this property received variance, waiver or special exception use permit approval?

No: X Yes: \_\_\_\_\_

If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the property located in an Activity Center or Town Center?

No: X Yes: \_\_\_\_\_

If yes, which Activity Center: \_\_\_\_\_

Existing land use (e.g., house, commercial structure, vacant): Commercial structure  
\_\_\_\_\_

Is the property designated as a "Future Annexation Area" on the Comprehensive Plan's *Future Land Use Map*?

No: \_\_\_\_\_ Yes: \_\_\_\_\_

Surrounding existing land uses/zoning of adjacent properties:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North			
South			
East			
West			

Adopted Future Land Use Map Designation:

\_\_\_\_\_

Proposed Future Land Use Map Designation:

\_\_\_\_\_

Adopted Zoning Map Designation:

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Proposed Zoning Map Designation:

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Provide the following information relative to the proposed annexation: *If Property to be annexed has existing development, please provide a detailed written narrative describing the existing uses on the site.*

\_\_\_\_\_ Total acres

\_\_\_\_\_ Total wetland acres

**FIRE & RESCUE:**

Nearest Fire Hydrant: 100 (feet)

**TRAFFIC:**

List the Roadways immediately serving the site:

Ortiz Blvd

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List the Roadways serving this site with existing or anticipated curb-cuts (driveways) and if any, designate on site plan:

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Nearest:

Traffic Control Light: 50 (feet)

Stop Sign: 50 (feet)

**UTILITIES:**

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

\_\_\_\_\_ Private Well *(Submit a letter or application from the Sarasota County Department of Health.)*

\_\_\_\_\_ North Port Utilities *(Please provide a letter from the service provider stating that the proposed development is within their service area and that they have adequate capacity to serve the proposed development.)*



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

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

### **STORMWATER:**

*Please contact the City Stormwater Manager/Environmentalist at (941) 240-8321.  
(Flood Information can be found at <http://www.cityofnorthport.com> Search: Flood Update)*

Is the application site in a FEMA Hazardous Flood Zone?

No: ☒ Yes: \_\_\_\_\_

If yes, what zone?

\_\_\_\_\_

Is the application site in the Conservation Restricted Zone?

No: ☒ Yes: \_\_\_\_\_

If yes, what zone?

\_\_\_\_\_

Is the application site in the Big Slough Watershed Flood Zone?

No: ☒ Yes: \_\_\_\_\_

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

Does the application site contain wetlands?

No: ☒ Yes: \_\_\_\_\_

If yes, how many existing wetland acres: \_\_\_\_\_

Has the Departmental of Environmental Protection been notified of wetlands?

No: ☒ Yes: \_\_\_\_\_

Is the property located in the Myakka River Protection Zone?

No: ☒ Yes: \_\_\_\_\_

Is the property adjacent to the Myakka River jurisdictional wetlands?

No: ☒ Yes: \_\_\_\_\_

If yes, please provide acreage and map of the area and schedule a meeting with City Stormwater Manager/Environmentalist. Look for attached sheet ☐

**ENVIRONMENTAL:**

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

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

No: X Yes: \_\_\_\_\_

Please describe: \_\_\_\_\_  
\_\_\_\_\_

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

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

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

No: X Yes: \_\_\_\_\_

If yes, please indicate which species: \_\_\_\_\_  
\_\_\_\_\_

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

Vijay Patel  
Signature of Applicant

08.3.23.  
Date

Vijay. Patel.  
Print A

# AFFIDAVIT

Exhibit A to Ordinance 2024-08

I (the undersigned), Vijay Patel being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 26<sup>th</sup> day of April, 2023

Vijay Patel  
Signature of Applicant or Authorized Agent

Vijay Patel Owner  
Print Name and Title

STATE OF Florida COUNTY OF Pasco

The foregoing instrument was acknowledged by me this 26 day of April, 2023, by Vijay Patel who is personally known to me or has produced \_\_\_\_\_ as identification.

Susan C Schaefer  
Signature - Notary Public

**SUSAN C SCHAEFER**  
(Place Notary Seal Below)  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. GG 920429  
MY COMMISSION EXPIRES OCT. 09, 2023

# AFFIDAVIT

## AUTHORIZATION FOR AGENT/APPLICANT

I, Vijay Patel, property owner, hereby authorize Manish Patel to act as Agent on our behalf to apply for this application on the property described as (legal description) 0791020004

Vijay Patel Owner Date 4/26/23

STATE OF Florida COUNTY OF Pasco

The foregoing instrument was acknowledged by me this 1 day of May, 2023, by Vijay Patel who is personally known to me or has produced \_\_\_\_\_ as identification.

Susan C Schaefer  
Signature - Notary Public

(Place Notary Seal Below)  
**SUSAN C SCHAEFER**  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. GG 920429  
MY COMMISSION EXPIRES OCT. 09, 2023

## **Checklist of Required Submittal Items:**

### **ANNEXATION (SECTION 53-22 D)**

Please collate six (6) packets of each of the following for distribution to reviewers:

☒ **Item 1: Application**

Application form Provided by the City. The name of the attorney preparing any legal documents. The zoning classifications and future land use designation for the subject property, as well as for all abutting property.

☒ **Item 2: Ownership Documentation (Section 53-22 D.2; Mark those that Apply)**

- a. Title Assurance or Current Deed, in the form of either a title certification by an attorney or a title insurance policy will be required. This title will match the Boundry Survey of Item 4.
- b. Letter of Authorization, a notarized letter signed by all owners of the property authorizing the applicant to submit and be responsible for the application, if applicant is not the owner.
- c. Ownership and Unified Control, a notarized statement of ownership or unified control of the entire subdivision.
- d. Articles of Corporation/Organization, a set of formal documents filed with a government body to legally document the creation of a corporation. If Corporation or LLC is applicable it is necessary for the City to be aware of such business ties. Articles of incorporation must contain pertinent information such as the firm's name, street address, agent for service of process, and the amount and type of stock to be issued.

☒ **Item 3: Project Narrative (Section 53-22 D.1)**

Provide a brief explanation of the project in plain language. Describe the development and its operations, (hours of operation, deliveries, parking, sign locations and dimensions, etc.).

☒ **Item 4: Boundary Survey (Section 53-22 D.9)**

A legal description and boundary survey signed and sealed by a registered land surveyor in the State of Florida. The survey shall reflect a recent title search performed within six (6) months of the submission.

☒ **Item 5: Certificate of Payment of Taxes (Section 53-22 D.3)**

Certificate of payment of taxes and assessment.

☒ **Item 6: Utilities letter (Section 53-22 D.4)**

A written commitment letter from the agency responsible for providing central sewer and water utilities in the City to connect the property to an existing central sewer and water system.

If central sewer and/or water is not available, submission of an approved septic tank and/or well permit from the Department of Health and Rehabilitative Services.

☐ **Item 7: Environmental (Section 53-22 D.5)**

Environmental assessment report prepared by a professional environmental scientist, which shall include the date of the assessment, if applicable. **N/A Site is developed**

☐ **Item 8: Transportation Impact (Section 53-22 D.6)**

Transportation impact analysis prepared by a registered professional, to verify that the report was performed in accordance with the ULDC, Chapter 5, if applicable. **N/A Site is developed**

☒ **Item 9: Aerial Map (Section 53-22 D.7)**

Aerial map of an area that clearly depicts the property under current consideration.

☒ **Item 10: Site Plan (Section 53-22 D.8)**

Site plan showing the site and any improvements, present or future to be considered. Site plans shall be signed and sealed by a Florida licensed engineer.

☒ **Digital files: (Section 53-22 D.10)**

The entire submittal package, in PDF format, submitted on a Flash Drive. Previously we have used CD's/DVD's, we are currently transitioning to flash storage.

Please submit all project related spatial information in either CAD .dwg , GIS Shapefile or File Geodatabase format on the disk as well. The data must have coordinates in at least 4 corners of the petition area. The Coordinate system must be: A Projected Coordinate System, State Plane, NAD 1983 StatePlane Florida West FIPS 0902 (US Feet).

Recording 44  
 index 100  
 doc stamps 7700  
 7745

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2016018730 5 PG(S)  
 February 18, 2016 08:36:02 AM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FL

Doc Stamp-Deed: \$7,700.00



Prepared by and return to:

e Andrew J. Britton, Esquire  
 Andrew J. Britton, P.A.  
 401 Johnson Lane, Suite 102  
 Venice, FL 34285  
 (941) 408-8008

Property Appraiser's Parcel ID No. 0791020004

## WARRANTY DEED

THIS WARRANTY DEED, made February 12, 2016, between Warm Mineral Springs Motel, Inc., a Florida corporation, with offices at 12597 Tamiami Trail South, Venice, FL 34287, Grantor, and North Port Investment One LLC, a Florida limited liability company, Grantee, with offices at 14106 US Highway 19, Hudson, Florida, 34667.

THE Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains and sells to said Grantee and Grantee's successors and assigns forever the land situated in Sarasota County, Florida, as described in Exhibit "A" attached hereto and made part hereof, and more commonly known as 12597 Tamiami Trail South, North Port, Florida, 34287.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

Said Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has a good right and lawful authority to sell and convey the said land; that 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, 2016.

This conveyance constitutes the disposition of substantially all of the assets of Grantor, and has been approved by all of the directors and shareholders of Grantor in accordance with Sec. 607.1202 F.S., as evidenced by the resolution and consent marked as Exhibit B and attached hereto and made a part hereof.


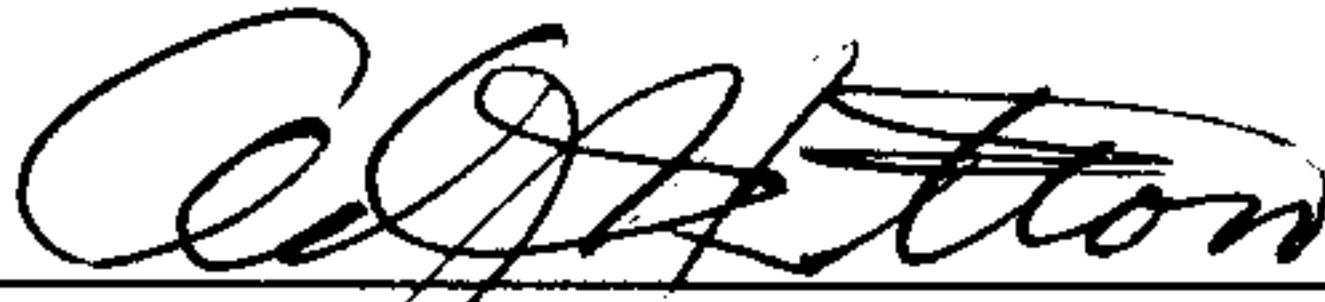
Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

This conveyance is subject to the following: (1) Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same: (2) Zoning and other governmental regulations, and: (3) Taxes and assessments for 2016 and subsequent years.


TO HAVE AND TO HOLD, the same in fee simple forever.

EXECUTED February 12, 2016

Signed, sealed, and delivered  
in the presence of:

  
witness name printed Werner Untch  
  
witness name printed ANDREW D BURTON

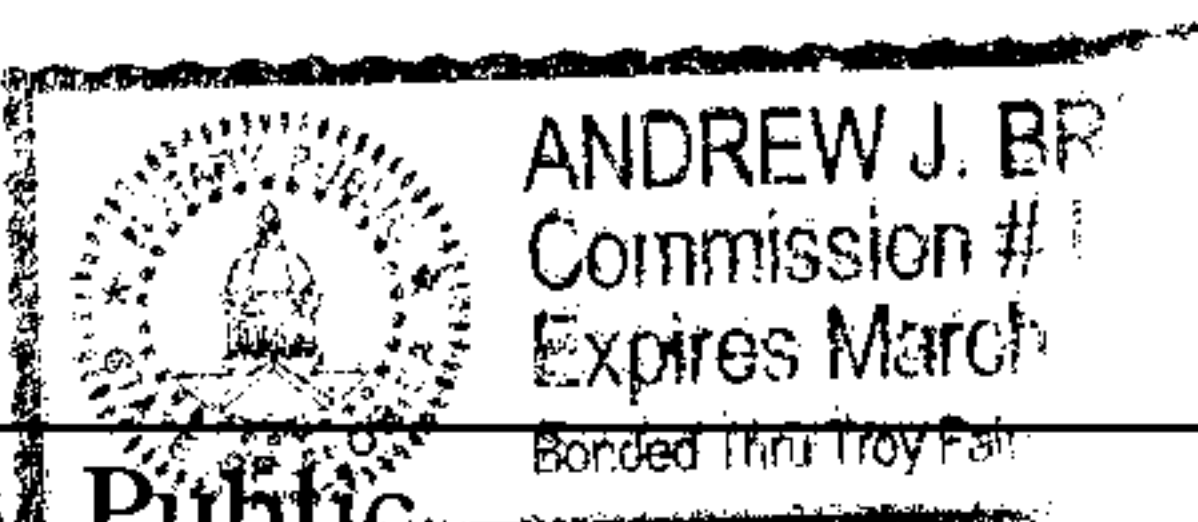
WARM MINERAL SPRINGS MOTEL, INC.  
a Florida corporation

  
By: Gerhard G. Karl, President

“Grantor”

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2016, by Gerhard G. Karl, as President of Warm Mineral Springs Motel, Inc., a Florida corporation, who is personally known to me or who has produced N/A as identification.

  
Notary Public  
My Commission expires:



**EXHIBIT "A"****DESCRIPTION:**

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.



**CERTIFICATE OF INCUMBENCY, CORPORATE RESOLUTION**  
**AND CONSENT OF SHAREHOLDERS OF**  
**WARM MINERAL SPRINGS MOTEL, INC.**  
**TO SALE OF SUBSTANTIALLY ALL CORPORATE ASSETS**

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of Warm Mineral Springs Motel, Inc., a Florida corporation (the "Corporation"), and the keeper of the records and corporate seal of the Corporation.

I DO HEREBY FURTHER CERTIFY;

1. That the following is a list of active officers of the Corporation, all of whom are incumbent and have not resigned or been removed from their duties:

President: Gerhard G. Karl

Vice President/Secretary: Vivienne S. Karl

2. The Corporation is duly organized, validly existing and in good standing under the laws of Florida and has all necessary corporate powers to own its properties and to operate its business as now owned and operated by it.

3. That the following is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors of the Corporation, held in accordance with the Charter and Bylaws of the Corporation, at the offices of the Corporation on the 2<sup>nd</sup> day of September, 2015.

BE IT RESOLVED, that the Board of Directors of the Corporation deems it advisable and hereby approves the sale of the real property owned by the Corporation located at 12597 Tamiami Trail, North Port, Florida (the "Property"), which is substantially all of the assets of the Corporation, to Vijay Patel, or his assigns, for \$1,100,000, pursuant to the terms and conditions set out in that certain Commercial Contract between the Corporation, as Seller, and Vijay Patel or assigns, as Buyer, dated August 18, 2015 (the "Contract"); and

BE IT FURTHER RESOLVED, that Gerhard G. Karl, as the President of the Corporation, is hereby authorized and empowered to contract for, sell and convey, and to sign all relevant documents on behalf of the Corporation in connection with the sale and conveyance of the Property, including the Contract, Deed, Bill of Sale and Closing Statement, and to do any and all things which the signing party may deem to be necessary or desirable to carry out the Corporation's obligations under the Contract.

BE IT FURTHER RESOLVED, that neither the Articles of Incorporation nor the Bylaws of the Corporation prohibit the foregoing, that such sale is in the best interests of the Corporation and has been made for valuable consideration, the receipt and sufficiency of which is hereby acknowledged and approved.

4. The undersigned, being all of the Directors of the Corporation have authorized and approved the transaction described above.

SHAREHOLDERS' CONSENT

5. After receiving notice of the proposed shareholders' meeting in accordance with Chapter 607, Florida Statutes, Gerhard G. Karl and Vivienne S. Karl, who are all of the Shareholders of the Corporation, consented to the transaction described above, and by their signatures below, Gerhard G. Karl and Vivienne S. Karl evidence their consent to the above actions. This written consent shall have the same effect as a unanimous vote, may be recorded in the Public Records of Sarasota County, Florida, and shall be filed with the minutes of the Corporation.

IN WITNESS WHEREOF, we have hereunto affixed our hands and seals on this 2<sup>nd</sup> day of September, 2015.

WARM MINERAL SPRINGS MOTEL, INC.

Vivienne S. Karl  
Vivienne S. Karl, Secretary  
(Corporate Seal)

Gerhard G. Karl  
Gerhard G. Karl, Director

Vivienne S. Karl  
Vivienne S. Karl, Director

Gerhard G. Karl  
Gerhard G. Karl, Shareholder

Vivienne S. Karl  
Vivienne S. Karl, Shareholder



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
NORTH PORT INVESTMENT ONE LLC

### Filing Information

**Document Number** L15000100482  
**FEI/EIN Number** 47-4242961  
**Date Filed** 06/09/2015  
**Effective Date** 06/09/2015  
**State** FL  
**Status** ACTIVE

### Principal Address

12597 TAMIAMI TRL  
NORTH PORT, FL 34287

### Mailing Address

6903 CONGRESS ST  
NEW PORT RICHEY, FL 34653

Changed: 04/12/2019

### Registered Agent Name & Address

PATEL, VIJAY  
6903 CONGRESS ST  
NEW PORT RICHEY, FL 34653

Address Changed: 04/12/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

PATEL, VIJAY  
6903 CONGRESS ST  
NEW PORT RICHEY, FL 34653

### Annual Reports

Report Year	Filed Date
2021	04/01/2021
2022	03/16/2022

2023

03/24/2023

Document Images

<a href="#">03/24/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/01/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/05/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/02/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/09/2015 -- Florida Limited Liability</a>	View image in PDF format

Hi,

Good Morning

Dear Sir/Madam

To, Planner Analyst

Planning & Zoning Division  
Development Services Department  
4790 City Hall Boulevard  
North Port, FL 34286

Sub: - Project Narrative

I am (Manish Patel) owner of the North Port Investment One LLC Located at 12597, Tamiami trail S, North Port, FL-34287. I would like to apply for the city water line and city sewer connect with city. Would like to do upgrade the water system and remove the septic system and connect it to the city.

Thanks

Warm Mineral springs Motel

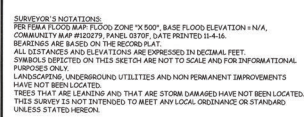
12597 Tamiami Trail S,

North Port, FL-34287

9414264029

wmsmotel@aol.com





17840 TOLEDO BLADE BLVD, SUITE B, PORT CHARLOTTE, FL, 33948  
info@gen3survey.com  
(941)-629-6801 L.B. # 8460

REVISION:
-----------

DATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE "STANDARDS OF PRACTICE FOR SURVEYS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE 7-18-23\*

R.J. STRICKLAND, III, P.S.M.  
FLORIDA REGISTRATION # 7637

23-2099

## Sarasota County Tax Collector

generated on 8/3/2023 12:27:04 PM EDT

## Tax Record

Last Update: 8/3/2023 12:27:04 PM EDT

Register for eBill

## Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Type Tax		Tax Year	
0791020004		REAL ESTATE		2022	
Mailing Address		Property Address			
NORTH PORT INVESTMENT ONE LLC		12597 TAMIAMI TRL S 001			
14106 US HWY 19					
HUDSON FL 34667		Old Account Number			
		0791-02-0004			
Base Exempt Amount		Taxable Value			
see below		see below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		0100			
Legal Description					
12597 TAMIAMI TRL S LOTS 1, 2, 3 & 28, BLK 1, WARM MINERAL SPRINGS UNIT 78, TOGETHER WITH BEG AT INTRS OF THE WLY R/W OF ORTIZ BLVD & NLY R/W OF US HWY 41 TH N 86-03 W 285 FT TH N 02-45 W 200 FT TH S 86-03 E 285 FT TH S 02-45 E 200 FT TO POB, LESS BEG AT INTRS OF		<a href="#">Additional Legal</a>			
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2497	1,022,450	0	\$1,022,450	\$3,322.66
Mosquito Control	0.0500	1,022,450	0	\$1,022,450	\$51.12
Sarasota Co. Hospital Dist.	1.0420	1,022,450	0	\$1,022,450	\$1,065.39
West Coast Inland Navigation	0.0394	1,022,450	0	\$1,022,450	\$40.28
SW FL Water Management Dist.	0.2260	1,022,450	0	\$1,022,450	\$231.07
Bonds-Debt Service	0.0915	1,022,450	0	\$1,022,450	\$93.55
Sarasota Co. Legacy Trl	0.0551	1,022,450	0	\$1,022,450	\$56.34
Sarasota School Board					
School Board - State	3.0240	1,118,300	0	\$1,118,300	\$3,381.74
School Board - Local	3.2480	1,118,300	0	\$1,118,300	\$3,632.24
Emergency Medical Services	0.6600	1,022,450	0	\$1,022,450	\$674.82
Total Millage		11.6857	Total Taxes		\$12,549.21
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F052	Sarasota County Fire Rescue	\$4,322.40			
W056	Stormwater Utility	\$1,539.16			
Total Assessments				\$5,861.56	
Taxes & Assessments				\$18,410.77	
If Paid By				Amount Due	
				\$0.00	

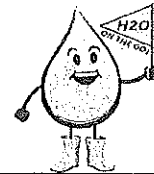
Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2022	PAYMENT	2009469.0002	2022	\$17,674.34

Prior Year Taxes Due
NO DELINQUENT TAXES





Utilities Department  
6644 West Price Boulevard  
North Port, Florida 34291-4106  
(941) 240-8000 Fax (941) 240-8023



### AVAILABILITY OF WATER AND/OR SEWER SERVICES LETTER

Date: 08.3.23

#### Customer Information:

Name: Vijay Patel, Warm Mineral Springs Motel

Phone Number: 941-626-7718 Fax: \_\_\_\_\_

Parcel ID: 0791-020004

Per Your Inquiry of: Lot(s) 123228 Block 1 Warm Mineral Springs Section 36

Street Name 13597 S Tamiami Trail North, Port FL 34287

\*If water and/or sewer service is noted below as NOT being available, any representation contained herein is valid only for a period of thirty (30) days from the date of this letter. If an executed New Residential Service form, along with the proper payment, is not made within the prescribed period, said representation will be null and void.

Please note: A completed copy of this form will be required prior to a building permit being issued. No payment will be accepted without this form.

If you have any questions, please do not hesitate to contact our office at (941) 240-8000.

Sincerely,  
NORTH PORT UTILITIES

#### FOR OFFICE USE ONLY

Verified By: Michael Vuolo Date: 8-8-23

\*Water Service: ☒ is ☐ is not ☐ is conditional\*\*  
\*Sewer Service: ☐ is ☐ is not ☒ is conditional\*\*

**\*\*CONDITIONAL APPROVAL PENDING WATER/SEWER LINES CERTIFIED AND TURNED OVER TO THE CITY OF NORTH PORT. METER FEES TO BE PAID BEFORE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.**

Type of Installation: ☐ set ☐ short ☒ long

Length of front footage for property: 250 feet

Meter Set: ☐ Left ☐ Right  
☒ Other, please specify: Front Center





▼ 0791020004 X Q

Show search results for 07910...

Popup Panel Exhibit A to Ordinance 2024-08

Select Feature(s) in the map

Zoom to Clear Selected

Account Number: 0791020004

ACCOUNT	0791020004
ID	0791020004
STATUS_CODE	0
NAME1	NORTH PORT INVESTMENT ONE LLC
NAME_ADD2	
NAME_ADD3	
NAME_ADD4	14106 US HWY 19
NAME_ADD5	
CITY	HUDSON
STATE	FL
ZIP	34667
COUNTRY	
LOCN	12597
LOCN_SUFFIX	
LOCD	S
LOCS	TAMIAMI
LOCT	TRL
LOCD_SUFFIX	
UNIT	
LOCCITY	NORTH PORT
LOCSTATE	FL
LOCZIP	34287
Full Address	12597 S TAMIAMI TRL NORTH PORT FL, 34287
STCD	Hotels/motels/lodging (1-40 units)
SUBD	0000
TXCD	0100
MUNICIPALITY	Sarasota County
SECT	36
TWSP	39S
RANG	20E
CENSUS	121150027213
JUST	1,292,600.00
ASSD	1,124,695.00
TXBL	1,124,695
EXEMPTIONS	0.00



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

**Please contact Planning Staff if you have any questions, 941.429.7156**

**BILLABLE FEE PAYMENT AGREEMENT****RECEIVED**

By Sherry Willette-Grondin at 8:07 am, Jan 04, 2024

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

Name(s): Warm Mineral Spring Motel

Billing Address: 12597, Tamiami Trail S, North Port, FL 34287

Contact Number: 941-626-7718 / 941-426-4029 (office)

Contact E-mail: wmsmotel@901.com

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

Signature: (X) m. Patel

Witness: (X) Kaushal Patel

Print Name: (X) Manish Patel

Print Name: (X) Kaushal Patel

Date: (X) 1-2-2024

Date: (X) 1-2-24

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

To be filled out by Planning Staff

Petition Number: ANX- 23-190

Order No.: 5434808

Reference: North Port Investment One - Warm Mineral Springs Motel

**EXHIBIT "A"****DESCRIPTION:**

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:

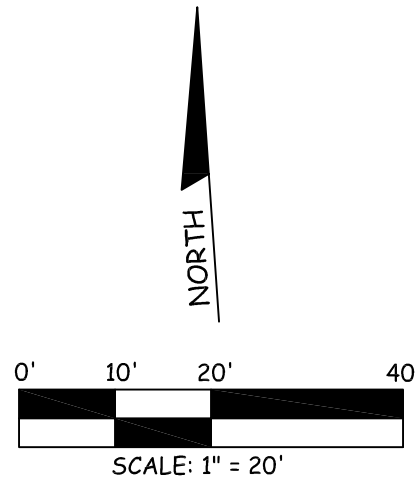
Begin at the Southwest corner Lot 3, Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida; thence S.86°03'00"E., along the South line of said Lot 3, a distance of 65.07 feet to the Southeast corner 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.





LEGEND:  
 P.E. = POOL EQUIPMENT  
 S.N. = SET NAIL IRON ROD  
 F.I.R. = FOUND IRON ROD  
 F.I.P. = FOUND IRON PIPE  
 S.N. = SET NAIL AND DISK "GEN 3"  
 F.N. = FOUND NAIL  
 F.N.D. = FOUND NAIL AND DISK  
 P.C.P. = PERMANENT CONTROL POINT  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 D.H. = DRAIN HOLE  
 C.M. = CONCRETE MONUMENT  
 (M) = MEASURED DATA  
 (P) = RECORD PLAT DATA  
 (C) = CALCULATED DATA  
 D = DELTA  
 R = RADIUS  
 CH.D. = CHORD LENGTH  
 CH.B. = CHORD BEARING  
 P.O.L. = POINT ON LINE  
 R.W. = RIGHT-OF-WAY  
 F.F.E. = FINISHED-FLOOR ELEVATION  
 = LAST DAY IN FIELD  
 D.U.E. = DRAINAGE AND UTILITY EASEMENT  
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
 N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM  
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
 = LIGHT POLE  
 C. = COVERED ENTRY  
 C. = CONCRETE  
 P. = PAVEMENT  
 P.C. = POINT OF CURVATURE  
 P.I. = POINT OF INTERSECTION  
 P.T. = POINT OF TANGENCY  
 C. = CENTERLINE  
 W.M. = WATER METER  
 W.E. = WELL EQUIPMENT  
 F.N.D. = FOUND  
 A.T.O.S. = AT TIME OF SURVEY  
 T.O.W. = EDGE OF WATER  
 T.O.B. = TOP OF BANK  
 O.H.U. = OVERHEAD UTILITIES  
 U.P. = UTILITY POLE  
 G.U. = GUY WIRE  
 P.S.B. = PHONE SERVICE BOX  
 M.H. = MANHOLE  
 F.H. = FIRE HYDRANT  
 C.B. = CATCH BASIN  
 B.M. = BENCH MARK  
 S.V. = SEWER VALVE  
 W.V. = WATER VALVE  
 WCAP = WITH CAP  
 EL. = ELEVATION  
 L.B. = LICENSED BUSINESS  
 CONC. = CONCRETE  
 P.O.B. = POINT OF BEGINNING  
 = DENOTES BOUNDARY LINE  
 WHERE APPLICABLE

AND:

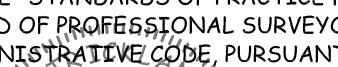
BEGIN AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, WARM MINERAL SPRINGS, UNIT NO. 78, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 7. OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.86°03'00"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 65.07 FEET TO THE SOUTHEAST CORNER 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 THE EAST LINE OF SAID LOT 3, A DISTANCE OF 10.14 FEET TO THE EAST LINE OF SAID LOT 3, SAME BEING THE EASTERLY TERMINUS OF A 20 FT. WIDE ALLEY; A DISTANCE OF 10.14 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.

NOTE: LAST DAY IN FIELD 7-18-23\*

REVISION:	DATE:	<p>I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE "STANDARDS OF PRACTICE FOR SURVEYS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p>  <p>PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p>
ORIGINAL SURVEY	7-18-23*	
REVISE LEGAL DESCRIPTION	2-26-24	

23-2099

**SURVEYOR'S NOTATIONS:**  
PER FEMA FLOOD MAP: FLOOD ZONE "X" 500', BASE FLOOD ELEVATION = N/A,  
COMMUNITY MAP #102079, PANEL 0307D, DATE PRINTED 11-4-16.  
BEARINGS ARE BASED ON THE RECORD PLAT.  
ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN DECIMAL FEET.  
SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND FOR INFORMATIONAL  
PURPOSES ONLY.  
LANDSCAPING, UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS  
HAVE NOT BEEN LOCATED.  
TREES THAT ARE LEANING AND THAT ARE STORM DAMAGED HAVE NOT BEEN LOCATED.  
THIS SURVEY IS NOT INTENDED TO MEET ANY LOCAL ORDINANCE OR STANDARD  
UNLESS STATED HEREON.

NOTE: THE UNDERSIGNED AND GEN 31 IS SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UNDERSIGNED HAS REVIEWED THE INFORMATION SHOWN ON THIS SURVEY AND THIS PAGE OF THIS SURVEY FOR THE PURPOSE OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYORS SEAL. ANY INFORMATION NOTED HEREON AS BEING OBTAINED FROM A SOURCE OTHER THAN THE UNDERSIGNED OR THE SURVEYOR IS NOTED AS SUCH. IT IS NOT UNDERSTOOD, THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER, WHERE APPLICABLE. FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ANY NECESSARY FLOOD ZONE INFORMATION FROM THE APPROPRIATE AGENCIES. THE UNDERSIGNED HAS REVIEWED THE FLOOD ZONE INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION WHERE APPLICABLE. SPOT ELEVATIONS AND THEIR LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. ONLY MINIMUM TOPOGRAPHY HAS BEEN OBTAINED. TOPOGRAPHY BETWEEN SPOT ELEVATIONS MAY BE INTERPOLATED. THE UNDERSIGNED HAS REVIEWED THE TOPOGRAPHY AND CONSIDERED THE TOPOGRAPHY FOR CALCULATION PURPOSES. ADDITIONAL TOPOGRAPHY MAY BE NECESSARY. JURISDICTIONAL WETLANDS IF ANY HAVE NOT BEEN DETERMINED.

# BOUNDARY SURVEY WITH IMPROVEMENTS LOCATED

**Gen<sup>3</sup>**   



---

**LAND SURVEYING INC.**  
17840 TOLEDO BLADE BLVD, SUITE B, PORT CHARLOTTE, FL, 33948  
info@gen3survey.com  
(941)-629-6801 L.B. # 8460





## City of North Port - Location Map ANX-23-190

 City Boundary  
 Petition Boundary



0 100 200 Feet



IMPACT REPORT

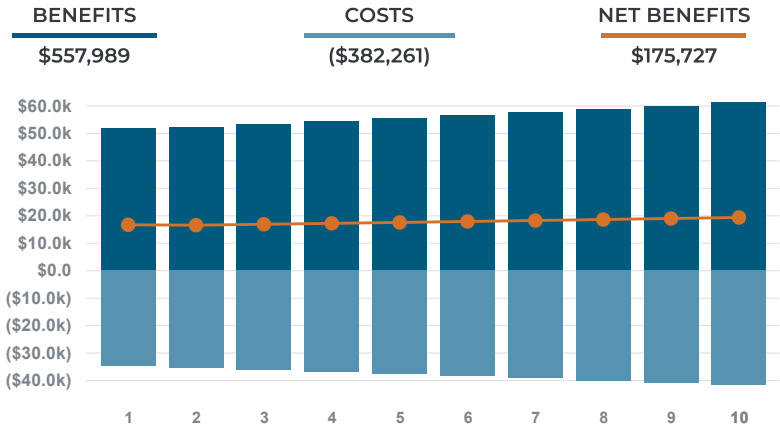
FISCAL ANALYSIS

ANX 23-190, Warm Mineral Springs Hotel

New/Startup

Fiscal Analysis

City of North Port



JOBS



21.8 Total  
18.0 Direct  
3.8 Spin-off

SALARIES



\$42,311 Avg  
\$41,912 Direct  
\$44,184 Spin-off

CAPITAL INVEST.



\$1.1M  
Buildings + FF&E

RESIDENTIAL DEV.



0.0 Homes  
0.4 Relocations

NET BENEFITS \$175,727

Present Value \$134,702

BENEFITS

Sales Taxes	\$2,134
Real Property Taxes	\$61,978
FF&E Property Taxes	\$0
New Residential Property Taxes	\$422
Impact Fees	\$0
Building Permits and Fees	\$0
Utility Revenue	\$160,966
Utility Franchise Fees	\$15,998
Miscellaneous Taxes and User Fees	\$302,487
Communications Services Taxes	\$8,299
Other Benefits	\$5,704

Benefits Subtotal \$557,989

COSTS

Cost of Government Services	(\$207,528)
Cost of Utility Services	(\$174,734)

Costs Subtotal (\$382,261)

NET BENEFITS OVER 10 YEARS

CITY	\$175,727
COUNTY	\$67,589
SCHOOL DISTRICT	\$85,062
OTHER	\$22,005



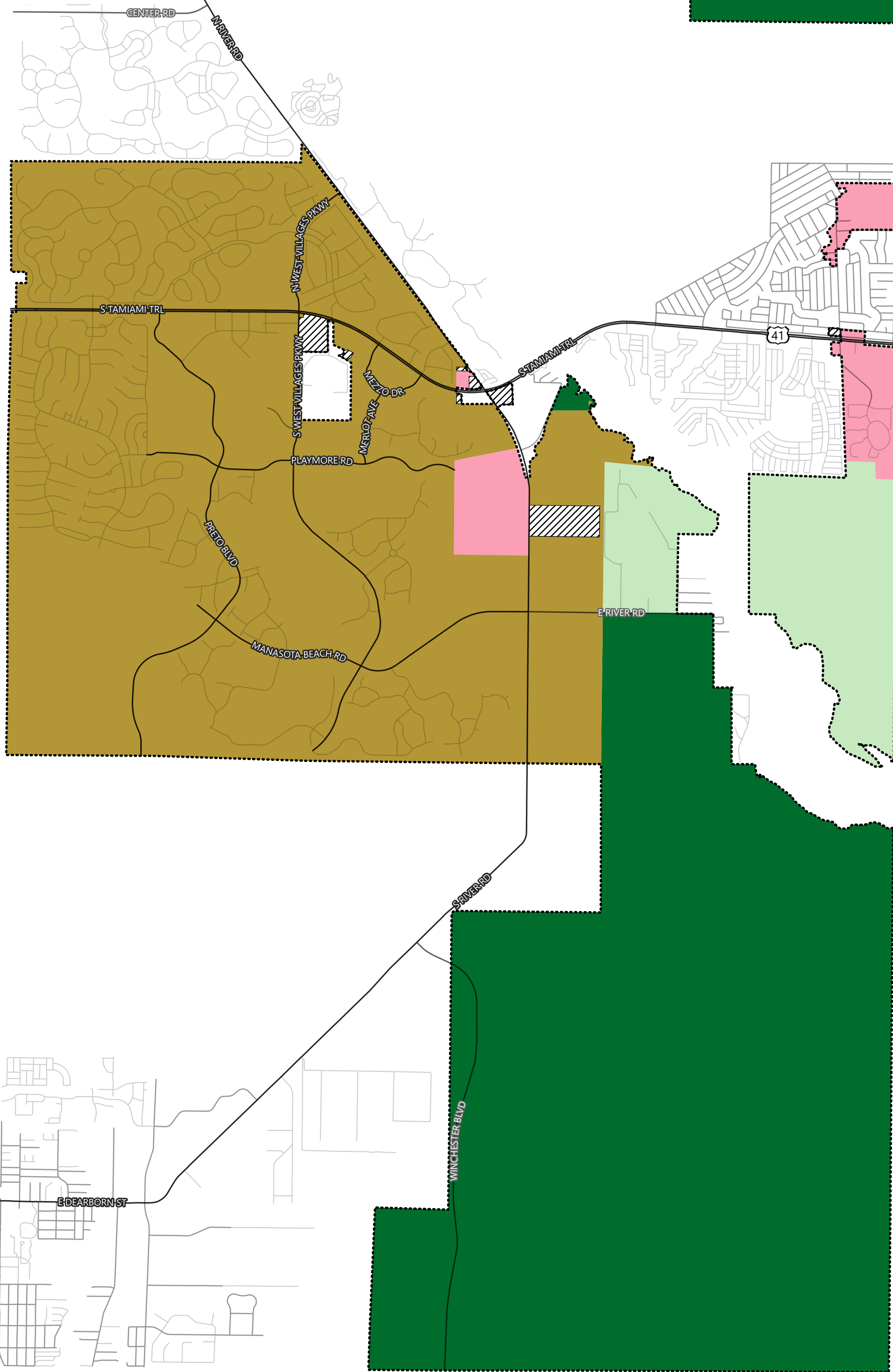
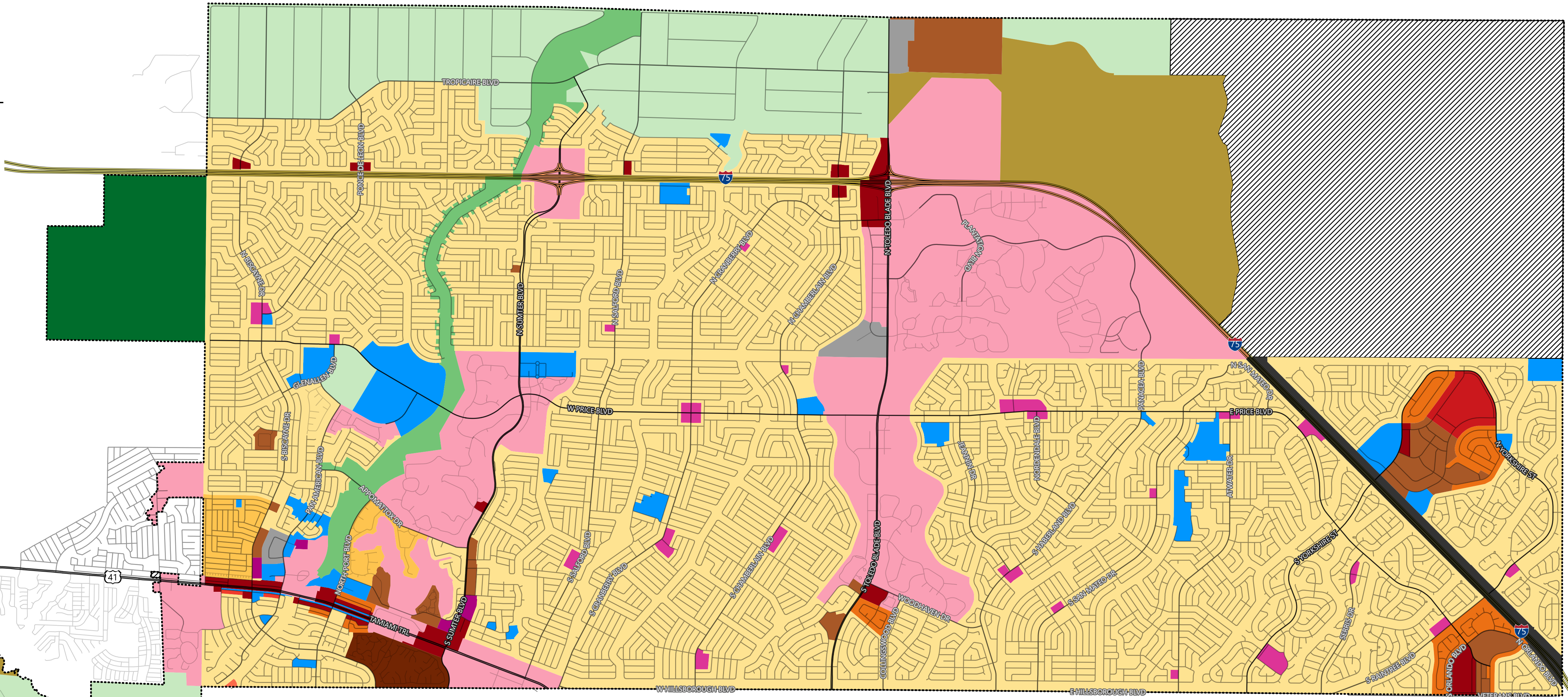


This is to certify that this is page \_\_\_\_ of the Official Zoning Map referred to and adopted by reference by Ordinance No. 2010-15 of the City of North Port, Florida adopted June 14, 2010

On \_\_\_\_\_ by Ordinance No. \_\_\_\_\_ of the City of North Port, the Official Zoning Map was changed as shown on this page.

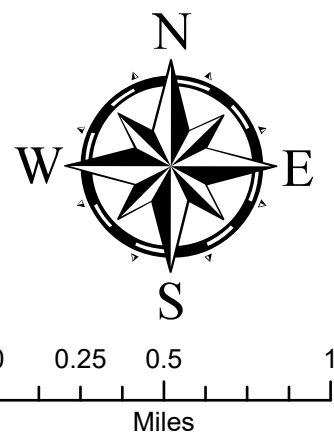
Attested by the City Clerk \_\_\_\_\_

City Mayor \_\_\_\_\_



# City of North Port, Florida

## Official Zoning Map



### Current Zoning

#### District

- (AG) Agriculture
- (CD) Conservation District
- (CG) Commercial General
- (CGS) Commercial General S
- (CLR) Commercial Redevelopment Low impact
- (COMREC) Commercial Recreation
- (GU) Government Use
- (ILW) Industrial/Light Warehouse
- (NC) Neighborhood Commercial

- (NZD) No Zoning Designation
- (OPI) Office/Professional/Institutional
- (PCD) Planned Community Development
- (RMF) Residential Multi-Family
- (RMH) Residential Manufactured Housing
- (ROS) Recreation/Open Space
- (RSF-2) Residential Single Family 2
- (RSF-3) Residential Single Family 3
- (RTF) Residential Two Family
- (UIC) Utility Industrial Corridor
- (V) Village

### Streets

- Primary Arterial
- Arterial
- Collector
- Local
- Private

Note: For description of zoning districts, see City of North Port Unified Land Development Code.

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.