



City of North Port

ORDINANCE NO. 2023-08

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ANNEXING ±1.1782 ACRES OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF SARASOTA COUNTY, FLORIDA, AND CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF NORTH PORT, FLORIDA; REDEFINING THE BOUNDARY LINES OF THE CITY OF NORTH PORT TO INCLUDE THIS PROPERTY; PROVIDING FOR FINDINGS; PROVIDING FOR ANNEXATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR ASSESSMENT AND TAXATION; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 6, 2022, Bradford Baker, in his capacity as trustee for property owner Bradford Baker a/k/a Bradford Dennis Baker, as Trustee of the Bristol Edward Rudolf Revocable Trust dated May 14, 1986, as restated May 11, 2001, and any amendment thereto ("Petitioner"), submitted Petition No. ANX-22-179 for the voluntary annexation of certain real property into the corporate limits of the City of North Port, Florida (the "Petition"). The Petition is attached as "Exhibit A" and bears the signature of the property owner; and

WHEREAS, the Petition relates to ± 1.1782 acres of real property, identified in the legal description and boundary survey attached as "Exhibit B" (the "Property"); and

WHEREAS, the location of the Property is identified on the map attached as "Exhibit C"; and

WHEREAS, the request for voluntary annexation meets the requirements of Florida Statutes §171.044; and

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

WHEREAS, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on February 16, 2023, to receive public comment on the subject matter of this ordinance and to make its recommendation to the City Commission; and

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

WHEREAS, the City Commission determined that its action serves the public health, safety, and welfare 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 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.
- 1.03 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.
- 4.02 Within seven days of this ordinance taking effect, the City Clerk is directed to file a certified copy of this ordinance with: (i) the Sarasota County Clerk of the Circuit Court to be duly recorded in the official records of the county; (ii) the Chairman of the Board of County Commissioners of Sarasota County, Florida; and (iii) the Florida Department of State, with Petitioner paying all related filing costs.
- 4.03 Within 30 days of this ordinance taking effect, the City Clerk is directed to record a copy of this ordinance with the 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 March 14, 2023.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on March 30, 2023.

CITY OF NORTH PORT, FLORIDA

BARBARA LANGDON
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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

Update 8-20-22

DATE RECEIVED - DATE STAMP

RECEIVED

By P & Z JMFox at 3:00 pm, Aug 31, 2022

recvd 08/30/22 to
SAWillette-Grondin.
Deemed suff 09/6/22
JMF



**City of North
Neighborhood Development Services**
4970 City Hall Boulevard, North Port, FL 34286
Phone: (941) 429-7156 Fax: (941) 429-7164
Web 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: Myakka Crossings - River Road / US41

Name of Applicant:
Bristol Edward Rudolf Revocable Trust; Bradford Baker, TTEE

Name of Corporation/LLC (If Applicable):

Street Address:
800 N Tamiami Trail #PH1611

City: Sarasota

State: FL Zip Code: 34236

Phone: 941-408-1984

FAX No: _____

E-mail: bradbaker@comcast.net

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

Street Address:

City: _____

State: _____ Zip Code: _____

Phone: _____

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)*

Morris Engineering and Consulting LLC

Street Address:

6997 Professional Parkway East, Suite B

City: Sarasota

State: FL Zip Code: 34240

Phone: 941-444-6644

FAX No: _____

E-mail: mmorris@morrisengineering.net

Name of Attorney: (If Applicable)

Steve Boone

Street Address:

1001 Avenida Del Circo

City: Venice

State: FL

Zip Code: 34285

Phone: 941-488-6716

FAX No: 941-488-7079

E-mail: SBoone@boone-law.com

Name of Surveyor: (If Applicable)

Britt Surveying, Inc.

Street Address:

606 Cypress Ave

City: Venice

State: FL

Zip Code: 34285

Phone: 941-493-1396

FAX No:

E-mail: bsi@brittsurveying.com

Name of Contractor: (If Applicable)

Street Address:

City:

State:

Zip Code:

Phone:

FAX No:

E-mail:

Property Description

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

0 7 8 7 - 1 3 - 0 0 0 6

Look for attached sheet

Land Use: OUE1

FLU: Rural

Acreage: 1.3 Acres

Street Address:

97 N River Road, Venice, FL 34293

Legal: Lot(s): _____ Block: _____

Addition: _____ Tract or Parcel: _____

Subdivision:

Section: 34 Township: 39S

Range: 20E Acreage: 1.3 Acres M/L

Purpose of Application:

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

Brad Baker purchased 97 N River Road, Tax ID# 0787130006 from Barbara Nelson. As the owner of the adjoining property that is located in the City of North Port, he would like to add this parcel to his existing site for commercial development.

Legal:

BEG SW COR OF NW 1/4 OF SEC 34-39-20 TH N 505.24 FT FOR POB TH N 154.44 FT TH N 89.53-30 E 460.60 FT TO WLY R/W WEST RIVER RD TH S 37-00 E 216.05 TH N 88-19-43 W 590.87 FT TO POB, LESS R/W FOR RIVER RD DESC IN OR 1319/908 & ORI 2012028404, SUBJ TO 11593 SF DRAINAGE ESMT TO SARASOTA COUNTY AS DESC IN ORI 2012028404, CONTAINING 1.3 C-AC M/L

Has this property undergone previous City development review and approval?

No: Yes:

If yes, when? (Month/Date/Year) _____/_____/_____

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

No: Yes:

If yes, please describe: _____

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

No: Yes:

If yes, which Activity Center: _____

Existing land use (e.g., house, commercial structure, vacant): Vacant lot with existing car port

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	V-Village		V-Village
South	PCDN		PCDN
East	RMH		RMH
West	V-Village		V-Village

Adopted Future Land Use Map Designation:

Future Annexation Area

Proposed Future Land Use Map Designation:

Planned Commercial

Adopted Zoning Map Designation:

N/A

Proposed Zoning Map Designation:

Planned Commercial

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.*

1.3 Total acres

0 Total wetland acres

FIRE & RESCUE:

Nearest Fire Hydrant: Class ISO2 SRQ County (feet)

TRAFFIC:

List the Roadways immediately serving the site:

US-41 Tamiami Trail and N River Road

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

River Road

Nearest:

Traffic Control Light: 600 (MOE) (feet) Stop Sign: _____ (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.)*

 x 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.)*

I own adjoining property that will be serviced by North Port Utilities Attached Service Letter

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/Environmentalst 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?

AE _____

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: No Wetlands on Site

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/Environmentalst. 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: Yes:

Please describe: _____

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

No Yes Date survey was conducted: _____ Property last used as a single family home

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: Yes:

If yes, please indicate which species: _____ Property was last used as a single family residence. Yard has been mowed each week by prior owner

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

Bradford Baker, TTEE
Signature of Applicant

8/30/22
Date

Bradford Baker, TTEE
Print A





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

Name of Applicant: Bristol Edward Rudolf Revocable Trust; Brad Baker TTEE

Name of Corporation/LLC (if Applicable):

Phone: 941-408-1984

FAX No: _____

E-mail: bradbaker@comcast.net

Property Location Street Address: 97 N River Rd, Venice, FL 34293

Property Description

Parcel I.D. No. (s) (Additional PID's should be listed on an attached sheet) Look for attached sheet

0787.13.0006 _____
 _____ _____

Annexation Calculation

Function	Fees	
10 acres or less	\$1,200	1200
Over 10 acres and Under 50 acres	\$1,600	
Over 50 acres	\$2,500	
Total:		1200

-All fees should be made payable to the City of North Port. Fees must be paid prior to the processing of the submittal.

-Other billable fees will be assessed and will be required to be paid by the applicant as stated on the billable fee agreement.

Please contact Planning Staff if you have any questions, 941.429.7156

BILLABLE FEE PAYMENT AGREEMENT

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): BRAD BAKER, TIEE

Billing Address: 800 N TAMiami TrL #1611, SARASOTA 34236

Contact Number: 941 408 1984

Contact E-mail: BRADBAKER@comcast.net

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

Signature: *BB*

Witness: *Maria Nisenboim*

Print Name: BRAD BAKER

Print Name: Maria Nisenboim

Date: 8-19-22

Date: 8-19-22

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: - -

AFFIDAVIT

I (the undersigned), Bradford Baker, TTEE Bristol Edward Rudolf Rev Trust 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 17th day of August, 2022



Bradford Baker, TTEE Bristol Edward Rudolf Trust

Signature of Applicant or Authorized Agent

Print Name and Title

STATE OF Florida

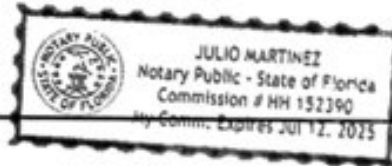
COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17th day of August, 2022, by Bradford Baker

Florida Driver License who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public Julio Martinez



Checklist of Required Submittal Items:

ANNEXATION (SECTION 53-22 D)

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.

N.P. Utilities is providing utilities to adjoining site I own.

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. *Single family home*

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.

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, can be emailed to PlanningInfo@CityofNorthPort.com or submitted via flash drive, or approved FTP site.

Please submit all project related spatial information in either CAD .dwg , GIS Shapefile or File Geodatabase format 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).

Annexation

97 N River Road
Venice, FL 34293

Project Description:

This parcel is proposed to be added to the adjoining approved City of North Port development that borders the parcel to the south and is under common ownership and control – "Myakka Crossings". After annexation we understand that we will need to pause until an interlocal planning agreement between the City of North Port and Sarasota County is approved to move forward with an appropriate Future Land Use and zoning petition, and ultimately site and development/infrastructure plans. Therefore, at this time, there are no immediate development plans.

Annexation

**97 N River Road
Venice, FL 34293**

Site plan intentionally removed.



August 22, 2022

Brad Baker
800 N Tamiami Trail
Unit PH1611
Sarasota, FL 34236

Willingness to Serve Water, Sewer and eventually Reclaimed Water

RE: Property at PID 0787-13-0006

Dear Mr. Baker:

As requested, the City of North Port Utilities Department is submitting this letter to inform you of Service Availability for the above referenced property.

This project is within the City of North Port's "City" urban service boundary area and the City is willing to provide water, sanitary sewer and eventually reclaimed water capacity to the project. Currently, the City has capacity at its water treatment plant and sewage treatment plant to provide capacity for this project. The capacity will be made available at the time of payment for capacity, if applicable and may require contributions by the developer and/or the property owner. Although the City has capacity to serve this project, certain on-site and off-site utility improvements must be completed by the owner/developer and accepted by the City prior to water and wastewater service being available to this specific site.

The City does not guarantee or reserve capacity to any project unless the owner/developer enters into a Utility Agreement with the City, which may require approval by the City Commission or make full payment on capacity and connection fees if a developer's agreement is not required.

Before a building permit can be issued, an application for service, capacity fees and deposits will be required, and the builder must provide a plumbing plan, which is required on any non-residential structures to the City's Utility Department for calculation of appropriate capacity fees and meter size. The City will not release a building permit until the required fees have been paid.

Our staff looks forward to working with you in the future to further develop plans for your utility needs. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
NORTH PORT UTILITIES
Michelle Tipp
Michelle Tipp
Utilities Business Manager

CC: Jennifer Desrosiers, Assistant Utilities Director
Michael Acosta, Engineering Division Manager
Darrell Smith, Utilities Construction Supervisor



Achieve Anything

www.cityofnorthport.com

North Port Utilities: 941.240.8000, 6641 W. Price Boulevard, North Port, FL 34201-4100

800 N TAMiami TRl PH1611, SARASOTA, FL, 34236

Situs Address:

97 N RIVER RD VENICE, FL, 34293

Subdivision: 0000 - NOT PART OF A SUBDIVISION

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 34-39S-20E

Census: 121150027342

Zoning: OUE1 - OPEN USE ESTATE (1UNIT/5ACRE) = OUE

Total Living Units: 0

Parcel Description: BEG SW COR OF NW 1/4 OF SEC 34-39-20 TH N 505.24 FT FOR POB TH N 154.44 FT TH N 89-53-30 E 460.60 FT TO WLY R/W WEST RIVER RD TH S 37-00 E 216.05 TH N 88-19-43 W 590.87 FT TO POB, LESS R/W FOR RIVER RD DESC IN OR 1319/908 & ORI 2012028404, SUBJ TO 11593 SF DRAINAGE ESMT TO SARASOTA COUNTY AS DESC IN ORI 2012028404, BEING SAME LANDS AS DESC IN ORI 2021111590

Buildings

Vacant Land

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	0	Carport Detached	1250	SF	1980
2	0	Garage Detached	1000	SF	1980

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2022	\$243,400	\$0	\$28,100	\$271,500	\$271,500	\$0	\$271,500	\$0
2021	\$123,400	\$0	\$22,000	\$145,400	\$63,723	\$0	\$63,723	\$81,677
2020	\$163,100	\$0	\$22,000	\$185,100	\$57,930	\$0	\$57,930	\$127,170
2019	\$109,000	\$0	\$19,500	\$128,500	\$52,664	\$0	\$52,664	\$75,836
2018	\$109,000	\$0	\$12,400	\$121,400	\$47,876	\$0	\$47,876	\$73,524
2017	\$109,000	\$0	\$12,000	\$121,000	\$43,524	\$0	\$43,524	\$77,476
2016	\$109,000	\$0	\$11,800	\$120,800	\$39,567	\$0	\$39,567	\$81,233
2015	\$96,200	\$0	\$11,800	\$108,000	\$35,970	\$0	\$35,970	\$72,030
2014	\$20,000	\$0	\$12,700	\$32,700	\$32,700	\$0	\$32,700	\$0
2013	\$19,000	\$0	\$15,300	\$34,300	\$34,300	\$0	\$34,300	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/14/2021	\$270,000	2021111590	01	NELSON BARBARA	WD
10/1/1980	\$0	1438/2014	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 8/15/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 7/5/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0370F	OUT	IN	AE	125144	7	OUT

✓
Come Title Services, LLC
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977 (fax)

Doc. Stamps 99-995-00-
PID No. 0787-13-0006

\$1,890.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021111590 1 PG(S)
June 15, 2021 01:35:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,890.00


WARRANTY DEED

This Indenture, made by **BARBARA NELSON**, an un-remarried widow, whose post office address is: 19652 Cobblestone Circle, Venice, Florida 34292, hereinafter called the GRANTOR, to **BRADFORD BAKER**, a/k/a **BRADFORD DENNIS BAKER**, as Trustee of the **BRISTOL EDWARD RUDOLF REVOCABLE TRUST** dated May 14, 1986 as restated May 11, 2001, and any amendments thereto, whose post office address is: 800 N. Tamiami Trail, PH1611, Sarasota, Florida 34236 hereinafter called the GRANTEE:

(The terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

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

Said Property is Vacant Land.

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. To have and to hold the same in fee simple forever.

And the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in the presence of:

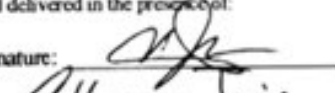
1st Witness Signature:

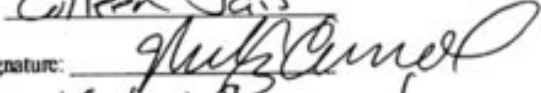
Printed Name:

2nd Witness Signature:

Printed Name:


BARBARA NELSON


Colleen Jais


Mitzi Comovich

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of June 2021, by BARBARA NELSON who has produced Florida as identification.

[Notary Seal]



Mitzi Comovich
Comm. #GG217021
Expires: July 27, 2022


Notary Public Signature

SCALE: 1" = 30'

- LEGEND:**
- Metal Sign & Post
 - Light Pole
 - Electric Hand Hole
 - Fiber Optics Hand Hole
 - Mitered End Section
 - Two Post Metal Sign
 - Wood Power Pole
 - Guy Wire
 - Well
 - Electric Service Pole / Spigot
 - Existing Elevation

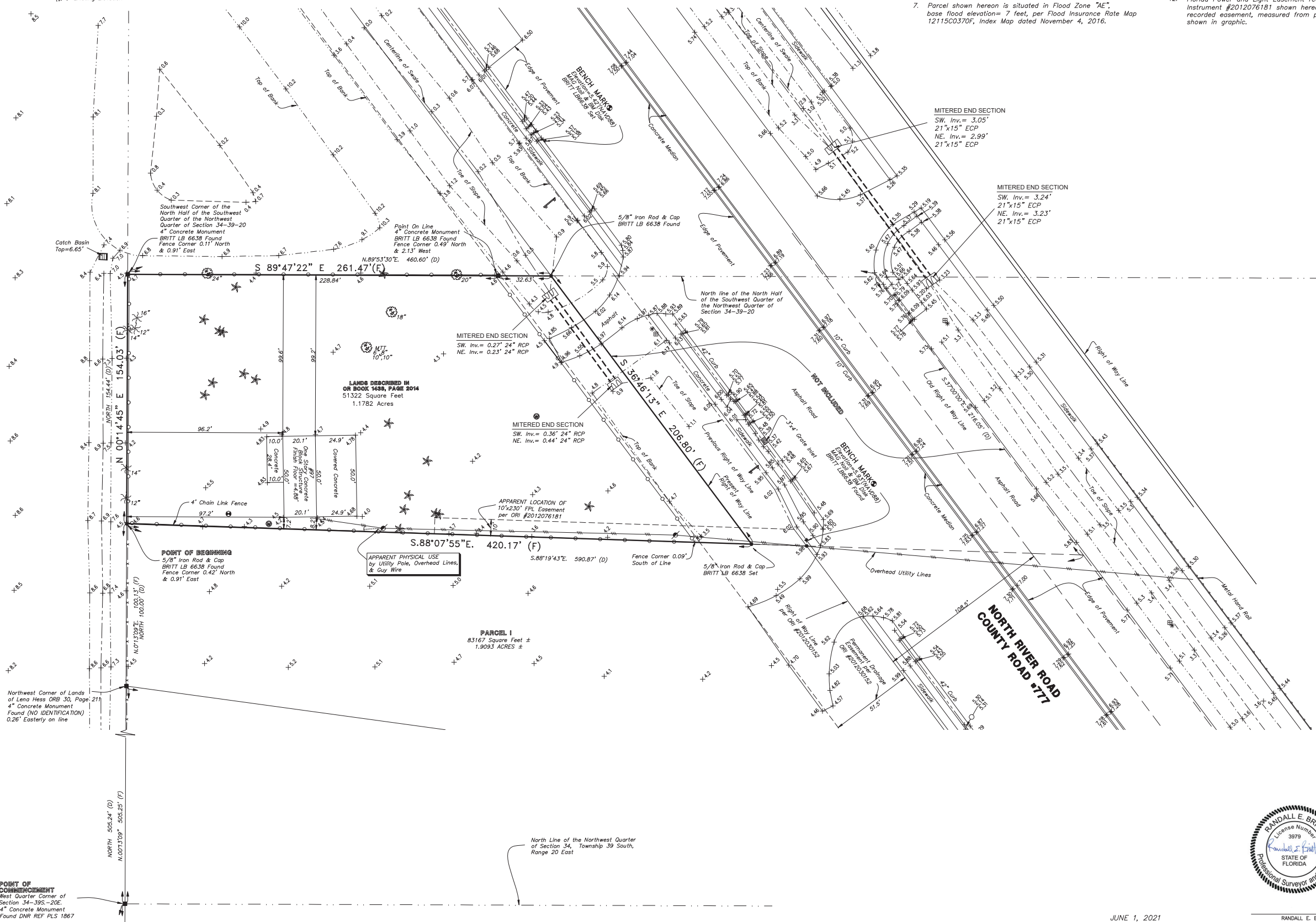
- TREE LEGEND**
- Palm Tree
 - Oak Tree & Size
 - Pine Tree & Size
 - Unknown Tree & Size
 - Multi-Trunked Tree

DESCRIPTION:

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REPORT OF SURVEY:

- This plat represents a Boundary Survey showing visible improvements and spot elevations.
- Bearings shown hereon refer to an assumed meridian, West Line of Section 34 = N.00°14'45"E.
- There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
- Description shown hereon has been taken from titlework furnished, See Note #6.
- Subject to easements and rights of way of record, if any. No easements shown on record plat.
- This plat has been prepared with the benefit of an Old Republic National Title Insurance Company American Land Title Association Commitment for Title Insurance, File No. 21045810 RA, Dated: April 15, 2021 at 8:00 AM.
- Parcel shown hereon is situated in Flood Zone "AE", base flood elevation = 7 feet, per Flood Insurance Rate Map 12115C0370F, Index Map dated November 4, 2016.
- Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6 FAC), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Elevations shown hereon refer to FLDEP Bench Mark U-634, published elevation = 6.54 feet (NAVD88)
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- This plat represents a Tree Survey per Sarasota County Tree Ordinance.
- Florida Power and Light Easement recorded in Official Records Instrument #2012076181 shown hereon, shown per graphic in recorded easement, measured from previous Right of Way line as shown in graphic.



BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB. 6638
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766
 Email: bs@brittsurveying.com

A BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
 #97 N. RIVER ROAD
 VENICE, FLORIDA 34293

CERTIFIED TO:
 BRAD BAKER
 FIELD BOOK: 600 PAGE(S): 143
 JOB NUMBER: 21-05-49 DRAWN BY: DML

SHEET
 1 OF 1



Digitally signed by
 RANDALL E BRITT
 DN: c=US, o=BRITT SURVEYING INC.,
 dnQualifier=A01410D00
 000178FF121CC3000FF
 993, cn=RANDALL E
 BRITT
 Date: 2022.08.30
 19:24:31 -04'00'

JUNE 1, 2021
 DATE OF SURVEY

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NUMBER 3979
 NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

REVISED: 8/30/2022 ADDED PARCEL AREA

Sarasota County Tax Collector

generated on 11/10/2022 1:51:36 PM EST

Tax Record

Last Update: 11/10/2022 1:50:56 PM EST

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	
0787130006		REAL ESTATE		2021	
Mailing Address			Property Address		
BRISTOL EDWARD RUDOLF REVOCABL 800 N TAMIAMI TRL PH1611 SARASOTA FL 34236			97 RIVER RD N 001		
			Old Account Number		
			0787-13-0006		
Base Exempt Amount		Taxable Value			
see below		see below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		0100			
Legal Description					
97 RIVER RD N BEG SW COR OF NW 1/4 OF SEC 34-39-20 TH N 505.24 FT FOR POB TH N 154.44 FT TH N 89-53-30 E 460.60 FT TO WLY R/W WEST RIVER RD TH S 37-00 E 216.05 TH N 88-19-43 W 590.87 FT TO POB, LESS R/W FOR RIVER RD DESC IN OR 1319/908 & ORI 2012028404, Additional Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2232	63,723	0	\$63,723	\$205.39
Mosquito Control	0.0510	63,723	0	\$63,723	\$3.25
Sarasota Co. Hospital Dist.	1.0420	63,723	0	\$63,723	\$66.40
West Coast Inland Navigation	0.0394	63,723	0	\$63,723	\$2.51
SW FL Water Management Dist.	0.2535	63,723	0	\$63,723	\$16.15
Bonds-Debt Service	0.1170	63,723	0	\$63,723	\$7.46
Sarasota Co. Legacy Trl	0.0649	63,723	0	\$63,723	\$4.14
Sarasota School Board					
School Board - State	3.4610	145,400	0	\$145,400	\$503.23
School Board - Local	3.2480	145,400	0	\$145,400	\$472.26
Emergency Medical Services	0.6600	63,723	0	\$63,723	\$42.06
Total Millage		12.1600	Total Taxes		\$1,322.85
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
W056	Stormwater Utility				\$26.20
Total Assessments					\$26.20
Taxes & Assessments					\$1,349.05
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	

11/30/2021	PAYMENT	9074309.0006	2021	\$1,295.09
------------	---------	--------------	------	------------

SCALE: 1" = 30'

- LEGEND:**
- ⊕ Metal Sign & Post
 - ⊙ Light Pole
 - ⊕ Electric Hand Hole
 - ⊕ Fiber Optics Hand Hole
 - ⊕ Mitered End Section
 - ⊕ Two Post Metal Sign
 - ⊕ Wood Power Pole
 - ⊕ Guy Wire
 - ⊕ Well
 - ⊕ Electric Service Pole / Spigot
 - 19.0+ Existing Elevation

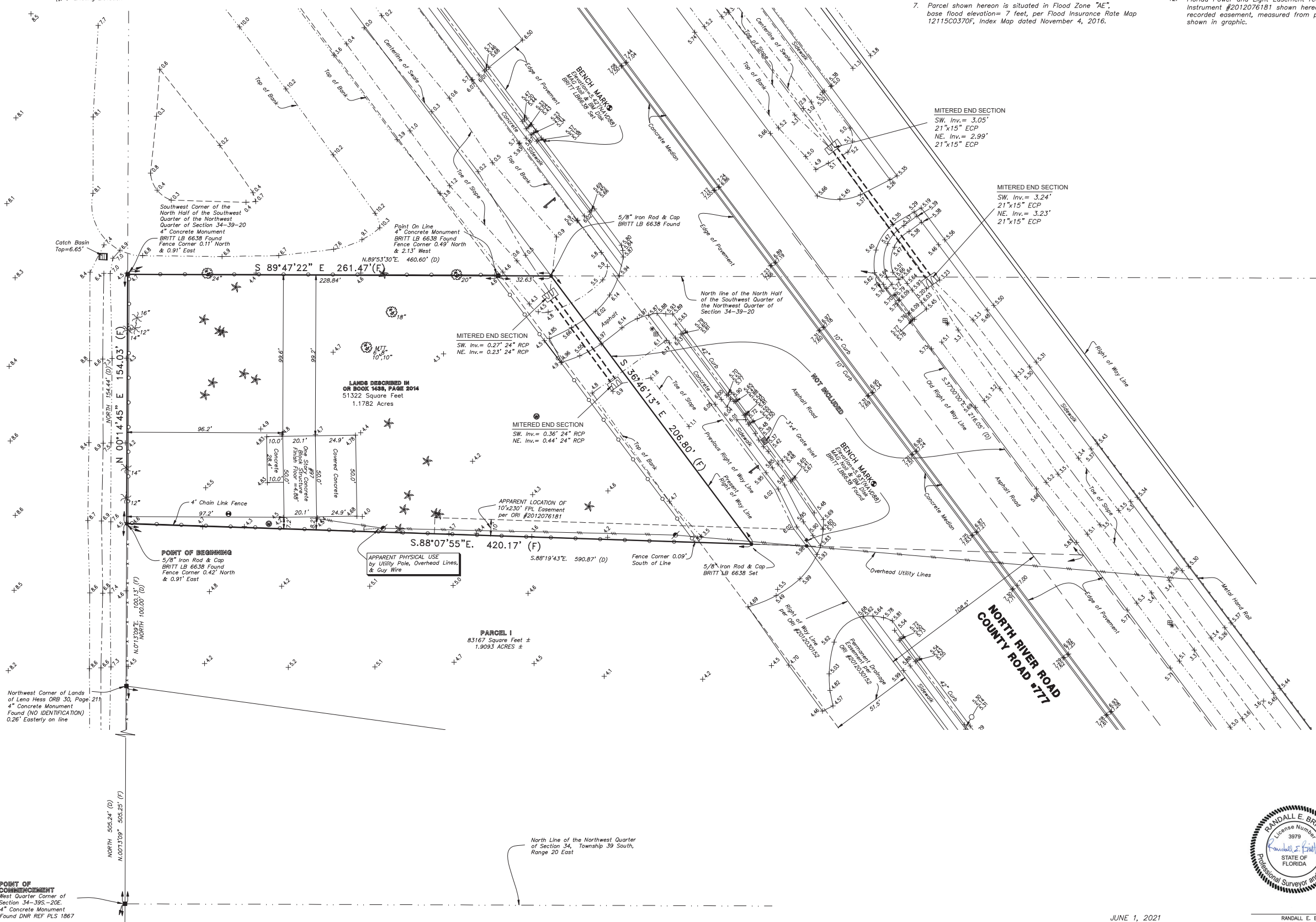
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- ⊕ Palm Tree
 - ⊕ Oak Tree & Size
 - ⊕ Pine Tree & Size
 - ⊕ Unknown Tree & Size
 - ⊕ MTT Multi-Trunked Tree

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11. This plat represents a Tree Survey per Sarasota County Tree Ordinance.
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POINT OF COMMENCEMENT
West Quarter Corner of Section 34-39S-20E,
4" Concrete Monument
Found DNR REF PLS 1867

POINT OF BEGINNING
5/8" Iron Rod & Cap
BRITT LB 6638 Found
Fence Corner 0.42' North
& 0.91' East

APPARENT PHYSICAL USE
by Utility Pole, Overhead Lines,
& Guy Wire

PARCEL I
83167 Square Feet ±
1.9093 ACRES ±

LANDS DESCRIBED IN
OR BOOK 1488, PAGE 2014
51322 Square Feet
1.1782 Acres



Digitally signed by
RANDALL E BRITT
DN: c=US, o=BRITT
SURVEYING INC.,
dnQualifier=A01410D00
000178FF121CC3000FF
993, cn=RANDALL E
BRITT
Date: 2022.08.30
19:24:31 -04'00'

JUNE 1, 2021
DATE OF SURVEY

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 3979
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

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A BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
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CERTIFIED TO:
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FIELD BOOK: 600 PAGE(S): 143
JOB NUMBER: 21-05-49 DRAWN BY: DML

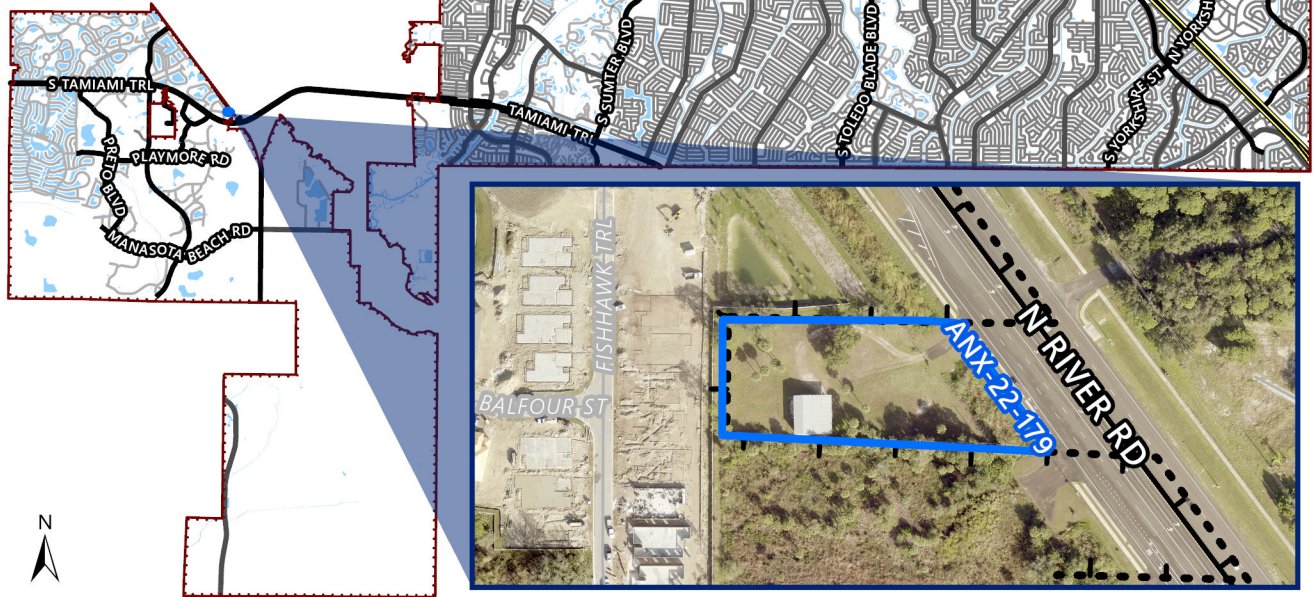
SHEET
1 OF 1

REVISED: 8/30/2022 ADDED PARCEL AREA

Legal Description

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BENEFITS

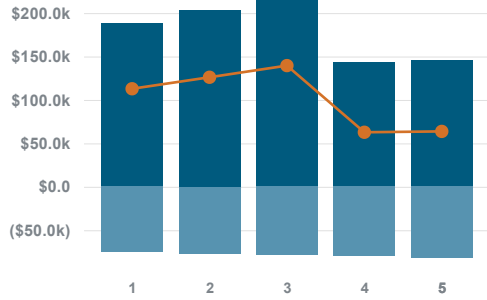
\$897,388

COSTS

(\$393,037)

NET BENEFITS

\$504,351



JOBS



44.9 Total
 37.0 Direct
 7.9 Spin-off

SALARIES



\$34,842 Avg
 \$34,514 Direct
 \$36,385 Spin-off

CAPITAL INVEST.



\$12.4M
 Buildings + FF&E

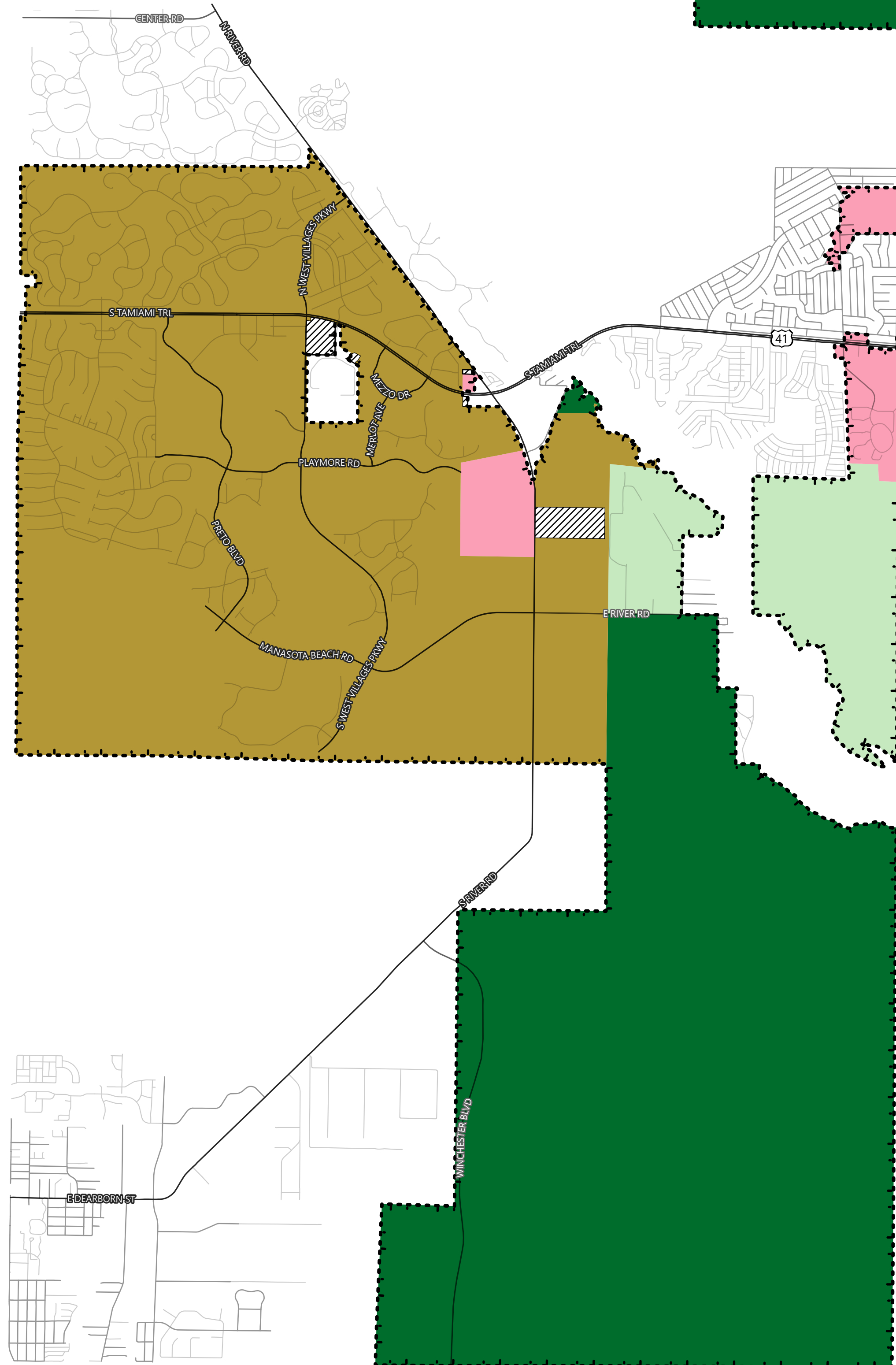
	City of North Port	Total
NET BENEFITS	\$504,351	\$504,351
Present Value	\$443,412	\$443,412
BENEFITS		
Sales Taxes	\$6,666	\$6,666
Real Property Taxes	\$152,024	\$152,024
FF&E Property Taxes	\$7,505	\$7,505
Other Benefits	\$731,193	\$731,193
Benefits Subtotal	\$897,388	\$897,388
COSTS		
Cost of Government Services	(\$208,953)	(\$208,953)
Other Costs	(\$184,083)	(\$184,083)
Costs Subtotal	(\$393,037)	(\$393,037)

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

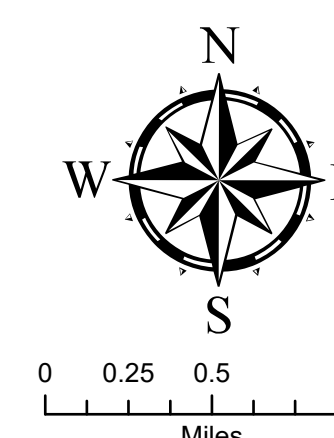
On _____ by Ordinance No. _____ of the City of North Port, the Official Zoning Map was changed as shown on this page.

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

- (NPD) 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

City of North Port

City Boundary

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.