



STAFF REPORT

2737 Cottage Ln.
(Petition No. PVAC-25-03060)
Resolution No. 25-R-67

From: Adriana Silva, Planner II

Thru: Gabriel Quintas, AICP, CFM, Development Services Assistant Director

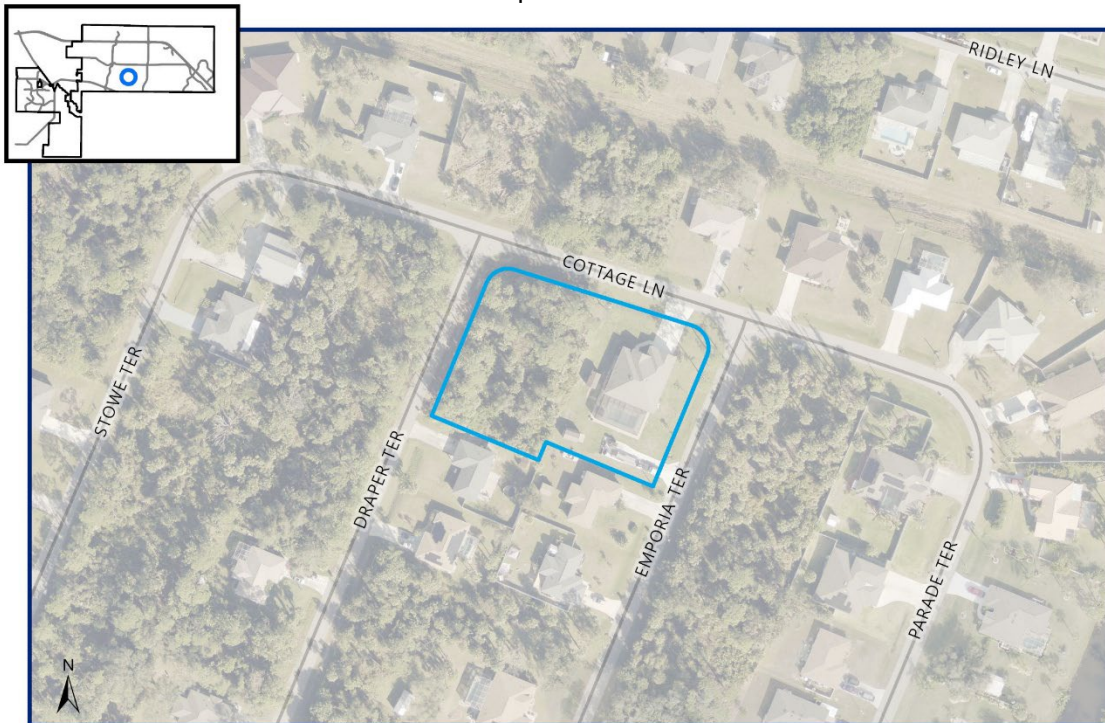
Thru: Lori Barnes, AICP, CPM, Development Services Deputy Director

Thru: Alaina Ray, AICP, Development Services Director

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

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

Date: September 9, 2025



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

PROJECT:	PVAC-25-03060 Vacation of Easement
REQUEST:	Vacate the interior side lot line easement (1,380 SQ.FT) for the platted six-foot (6') Drainage and Utility Easement located on Lots 32 and 33 of Block 329 of the 5th Addition to the Port Charlotte Subdivision.
APPLICANT:	Iurii Covaljiu. (Exhibit A, Warranty Deed and Affidavit)
OWNERS:	Iurii Covaljiu and Margarita Covaljiu
LOCATION:	2737 Cottage Ln North Port FL, 34286
PROPERTY SIZE:	± 1.01 acres
ZONING:	Residential Low (R-1)

I. BACKGROUND

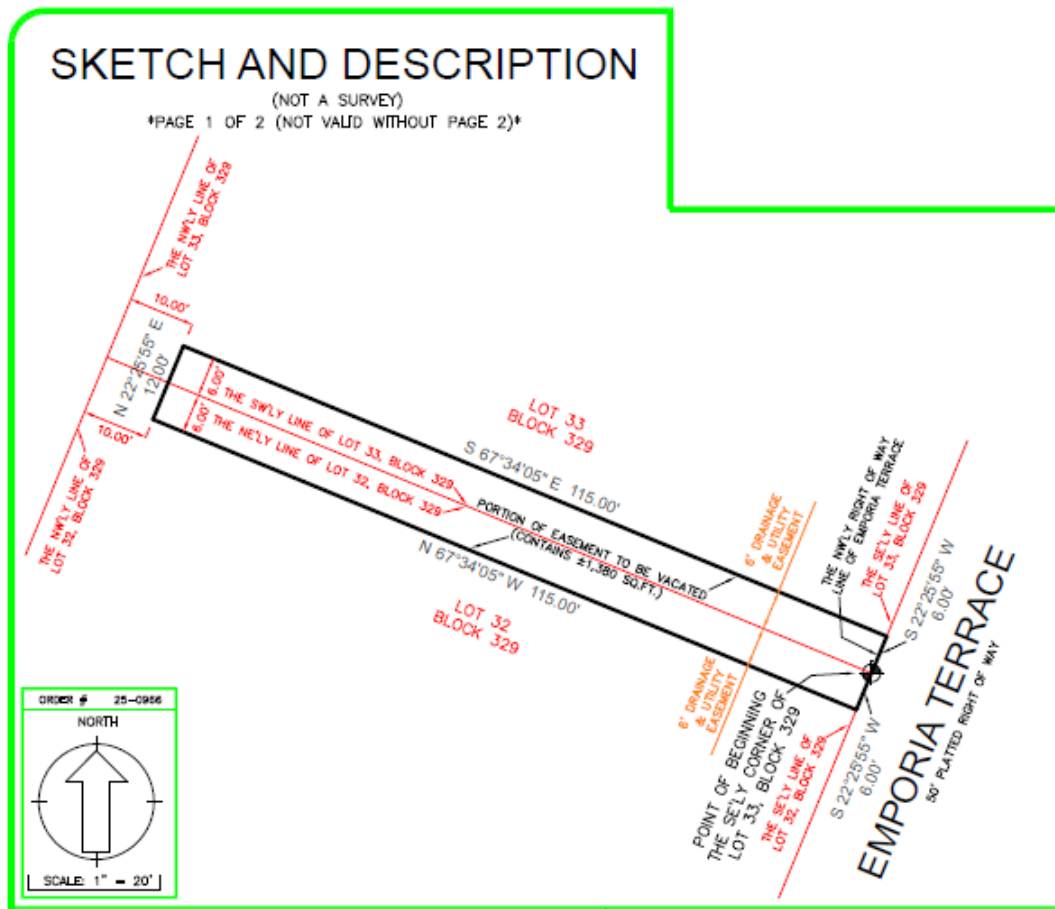
On July 17, 2025, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation for the platted six-foot (6') Drainage and Utility Easement located on the interior side lot lines of Lots 32 and 33 of Block 329 of the 5th Addition to the Port Charlotte Subdivision.

The purpose of this vacation request is to facilitate a clear title enabling the sale of the property located at 2737 Cottage Ln. The applicant expressed in their request that they were not notified of the easement when they purchased the property, and have found that their home, A/C, pool pump and shed are located on the easement to be vacated. Notably, the original survey submitted with the building permit (20-3382) did not depict the subject easement.

The area to be vacated encompasses ±1,380 square feet. The subject property is zoned Residential, Low (R-1) with a Future Land Use designation of Low Density Residential. The vacation request was reviewed in accordance with the decision criteria in ULDC Section 2.2.17.B.

II. PROJECT SUMMARY

The property owner is requesting to vacate the interior side lot line easement (1,380 SQ.FT), a platted six-foot (6') Drainage and Utility Easement located on Lots 32 and 33 of Block 329 of the 5th Addition to the Port Charlotte Subdivision to clear the title for the sale of the property.



III. REVIEW PROCESS

The following Utility providers have reviewed the request to vacate the platted interior side lot line utility and drainage easement as per ULDC Section 2.2.17.C and, through written response, have granted approval. (**Exhibit B- Notification to Utility agencies and responses**).

Utility Review Summary	
Agency	Response
Amerigas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
If no response is received within 10 days it is assumed that there is no issue with the vacation of easement.	

Conclusion

Based on the responses received, the request to vacate a portion of the rear Six-foot (6') drainage and utility easement meets the following:

1. It is a vacation of a public easement.
2. The easement is not needed to provide City service to any property.
3. No public utilities or City facilities are located or planned to be located in the areas.
4. The easement is not necessary to any logical extension of public utility service, sanitary sewer service, drainage or other City services to any property in the future, or an alternate and equally acceptable easement of such extension has been dedicated to the City.

Legal Review

The City Attorney has reviewed the accompanying Resolution No. 2025-R-67 as to form and correctness.

IV. DATA AND ANALYSIS

2023 Florida Statutes Chapter 177

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

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

Staff concludes that the proposed Petition PVAC-25-03060 is consistent with Florida Statutes Section 177.101.

ULDC CHAPTER 2 Development Review

The Unified Land Development Code (ULDC) contains regulations that govern the development and land use within the incorporated area of the City of North Port, Florida. Chapter 2 of the ULDC, Article II. Development Application Types, Section 2.2.17., Vacations provides procedures for the City to vacate right-of-way, easements, and plats according to the authority granted under the Florida Statutes Chapter 177. In addition, Section 2.2.17.B. includes Decision Criteria for the City Commission to approve a Vacation, as follows:

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

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

Findings & Conclusion: Staff reviewed the Petition PVAC-25-03060 relative to ULDC Section 2.2.17. Vacations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the property owners did file a notice of intent to apply to the City of North Port Planning & Zoning Division for the vacation of easement in two consecutive weekly issues of The Daily Sun newspaper. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of the platted interior side lot line utility and drainage easement, certification that all applicable taxes have been paid, and all requisite documents.

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

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

Staff concludes that the proposed Petition PVAC-25-03060 is consistent with Chapter 2 of the ULDC.

V. RECOMMENDED MOTION

CITY COMMISSION

MOTION TO APPROVE: I move to approve Resolution No. 2025-R-67, as presented, and find, based on competent substantial evidence that this Vacation is consistent with Florida Statutes Section 177.101 and Section 2.2.17. of the Unified Land Development Code

VI. ALTERNATIVE MOTION

CITY COMMISSION

MOTION TO DENY: I move to deny Resolution No. 2025-R-67, and find that, based on competent and substantial evidence, the Vacation:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.101 because [include explanation of how the Vacation fails to meet each specific regulation];
2. Is NOT consistent with Section 2.2.17. of the Unified Land Development Code because [include explanation of how the plat fails to meet each specific regulation];

VII. PUBLIC HEARING SCHEDULE

City Commission Public Hearing	September 9, 2025 10:00 AM or as soon thereafter
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VIII. EXHIBITS

A.	Warranty Deed and Affidavit
B.	Notification to Utility Agencies and Responses
C.	Notice of Intent
D.	Certification that all applicable taxes have been paid
E.	Site Plan Approved with building permit (20-3382)

Prepared by and Return to:
Steel City Title
Kassandra Garrett
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT19-2155

\$309,884

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 29th day of January 2021, between Maronda Homes, LLC of Florida, a Florida limited liability company, successor by conversion to Maronda Homes, Inc. of Florida, a Florida Corporation pursuant to Certificate of Conversion filed December 20, 2019 and effective December 31, 2019. Conversion and LLC Affidavits recorded in Official Records Book 9514, Pages 1642 through 1646, Seminole County Florida whose mailing address is: , hereinafter called the grantor, to IURII COVALJIU AND MARGARITA COVALJIU, HUSBAND AND WIFE, whose mailing address is: 2737 COTTAGE LN., NORTH PORT, FLORIDA 34286, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lots 32 and 33, Block 329, Fifth Addition to Port Charlotte Subdivision, according to map or plat thereof as recorded in Plat Book 11, Pages 33, 33A through 33R, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0988032932

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

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

Signed, sealed and delivered
in the presence of:

Maronda Homes, LLC. of Florida, a Florida
limited liability company

Jamey Haneckow
Witness signature

JAMEY HANECKOW
Print witness name

Jeanine Branscum
Witness signature
Print witness name

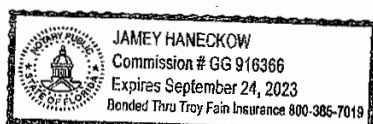
By [Signature]
Print Name: ROGER L. RIDDLE
Title: Vice President

(Corporate Seal)

State of Florida
County of LEE

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 29 day of Jan 2021, by ROGER L. RIDDLE the Vice President of Maronda Homes, LLC. of Florida, a Florida limited liability company.

[SEAL]
Online Notary



Jamey Haneckow
Signature of Notary Public
Personally Known OR
Produced Identification
Type of Identification Produced

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021052159 1 PG(S)

Prepared by and Return to:
Steel City Title
Kassandra Garrett
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT19-2155

3/24/2021 2:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2648814

Doc Stamp-Deed: \$2,169.30

\$309,884

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 29th day of March 2021, between Maronda Homes, LLC of Florida, a Florida limited liability company, successor by conversion to Mafonda Homes, Inc. of Florida, a Florida Corporation pursuant to Certificate of Conversion filed December 20, 2019 and effective December 31, 2019. Conversion and LLC Affidavits recorded in Official Records Book 9514, Pages 1642 through 1646, Seminole County Florida whose mailing address is: , hereinafter called the grantor, to IURII COVALJIU AND MARGARITA COVALJIU, HUSBAND AND WIFE, whose mailing address is: 2737 COTTAGE LN., NORTH PORT, FLORIDA 34286, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

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Parcel Identification Number: 0988032932

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

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

Signed, sealed and delivered
in the presence of:

Maronda Homes, LLC. of Florida, a Florida
limited liability company

Jamey Haneckow
Witness signature

JAMEY HANECKOW
Print witness name

Jeanine Branscum
Witness signature

Jeanine Branscum
Print witness name

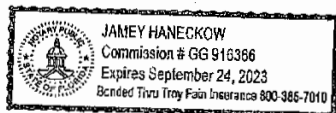
By [Signature]
Print Name: ROGER L. RIDDLE
Title: Vice President

(Corporate Seal)

State of Florida
County of LEE

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 29 day of Mar 2021, by ROGER L. RIDDLE the Vice President of Maronda Homes, LLC. of Florida, a Florida limited liability company.

[SEAL]
Online Notary



Jamey Haneckow
Signature of Notary Public
Personally Known OR
Produced Identification
Type of Identification Produced



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



VACATION OF EASEMENT

DATE: 7/31/2025

PETITION NO: PVAC-25-03060

TO:

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

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

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

Lots 32 and 33, Block 329, of the 5th addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 11, Page 33,33A-R, of the Public Records of Sarasota County, Florida, also known as street address: 2737 Cottage Lane.

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

☐

Is Granted

☐

Is not Granted

☐

Is Granted with Conditions

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

Please respond by 08/04/2025 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Signature

Date

Phone No.

Name of Utility

Please email responses to fgangbo@northportfl.gov

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VACATION OF EASEMENT

DATE: 7/31/2025

PETITION NO: PVAC-25-03060

TO:

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

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

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also known as street address: 2737 Cottage Lane.

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



Is Granted



Is not Granted



Is Granted with Conditions

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Please respond by 08/04/2025 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Kevin Murphy

Signature

941-356-1489

Phone No.

8/1/2025

Date

Comcast

Name of Utility

Please email responses to fgangbo@northportfl.gov

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Amerigas
Florida Power and Light
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North Port Utilities
Comcast Cable/TruNet Communications Mike Little,
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Bradley Brenner

Digitally signed by Bradley Brenner
Date: 2025.08.04 13:33:59 -04'00'

Signature

941-350-9246

Phone No.

8/4/25

Date

FPL

Name of Utility

Please email responses to fgangbo@northportfl.gov

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VACATION OF EASEMENT

DATE: 7/31/2025

PETITION NO: PVAC-25-03060

TO:

North Port Public Works

Amerigas

Florida Power and Light

Planning & Zoning

North Port Utilities

Comcast Cable/Truernet Communications Mike Little,

Frontier Communications

Fire/Rescue

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Stephen A Waidley

Digitally signed by Stephen A Waidley
DN: c=US, e=Stephen.Waidley@frontierfl.com, o=Frontier Florida LLC,
ou=Frontier Engineering, cn=Stephen A Waidley
Reason: I am approving this document
Date: 2025.08.01 11:29:59 -0400

Signature

(941) 266-9218

Phone No.

8/4/2025

Date

Frontier Florida LLC

Name of Utility

Please email responses to fgangbo@northportfl.gov

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Amerigas

Florida Power and Light

Planning & Zoning

North Port Utilities

Comcast Cable/Truenet Communications Mike Little,

Frontier Communications

Fire/Rescue

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Peter J. Marietti III, Fire Marshal

Digitally signed by Peter J. Marietti III, Fire
Marshal
Date: 2025.07.31 16:13:03 -04'00'

Signature

941-240-8180

Phone No.

July 31, 2026

Date

North Port Fire Rescue

Name of Utility

Please email responses to fgangbo@northportfl.gov

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Signature

Phone No.

Date

Name of Utility

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VACATION OF EASEMENT

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Florida Power and Light
Planning & Zoning

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Anthony C. Payne
Signature

Phone No.

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08/06/2025

Date

NPPW

Name of Utility

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

SUN

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FloridaPublicNotices.com

Call Weekdays: 941-206-1025

Email: Legals@YourSun.com

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and more visit,
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Legal Notices

07/25/2025

Notice of action

Notice is hereby given pursuant to the provision of section 177, Florida statutes, that Iurii Covaljiu and Margarita Covaljiu, the property owners, intend to petition the city of North Port to vacate a portion of the 6 foot drainage and utility easement located on lots Lots 32.33 Block 329, of 5th addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, as recorded in Plate Book 11, pages 33 through 33R, inclusive, of the public Records of Sarasota County, Florida. All of the above lying and being in the city of North Port, Sarasota county, Florida. We are requesting approximately 1500 square feet of the drainage and utility easement.
Publish: 07/25/25, 08/01/25
395956 3965330

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COLTNTY, FLORIDA
Case No.: 25000857DR
Division: Family

IN RE: TERMINATION OF
PARENTAL RIGHTS FOR
PROPOSED ADOPTION OF

HAVEN AVERIE ISABELLA HAWN.
Minor Child

**NOTICE OF ACTION FOR
TERMINATION OF PARENTAL
RIGHTS AND PROPOSED
ADOPTION**

TO: Brandy Nicole Hawn
8118 Old Yankee Street
Washington Township, Ohio
45458

YOU ARE NOTIFIED that a Petition for Termination of Parental Rights and Proposed Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Samantha Carlson, whose address is 201 W. Marion Avenue, Suite 1206, Punta Gorda, FL 33950, on or before September 1, 2025, and file the original with the clerk of this Court at Charlotte County Courthouse, 350 East Marion Avenue, Punta Gorda, Florida 33950, before service on Petitioners or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.** Additionally, FAILURE TO APPEAR AT THE ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THE PETITION.

The minor child is identified as follows:
Name: Haven Averie Isabella Hawn
Date of Birth: 03/23/2012
Place of Birth
Ohio

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

Dated: 7-18-25
CLERK OF THE CIRCUIT COURT
By: Caren Schmidt
Deputy Clerk
Publish: 07/25/25, 08/01/25,
08/08/25, 08/15/25
333139 3965357

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 25000815CA

VICKIE L. POTTS, Tax Collector for
Charlotte County, Florida,
Plaintiff,
VS.
BOCA GRANDE HOMEOWNERS

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Notice of action

ASSOCIATION, INC, et. al.
Defendants.

NOTICE OF ACTION

TO: DELINQUENT TAXPAYERS
RECEIVING THIS NOTICE

YOU ARE HEREBY NOTIFIED that a Petition for Validation of Tax Warrants issued for unpaid 2024 Charlotte County Personal Property Taxes has been filed by Vickie L. Potts, Charlotte County Tax Collector, in which you are named as a party for non-payment of 2024 Personal Property Taxes as assessed against you. Upon ratification and confirmation of the Petition by the Court, the Tax Collector shall be authorized to issue a tax warrant against you, and levy upon, seize, and sell so much of your personal property as necessary to satisfy the delinquent taxes, plus costs, interest, attorney's fees, and other charges.

YOU WILL BE DISMISSED AS A PARTY TO THIS ACTION WITHOUT ANY COURT APPEARANCE BY YOU IF YOU PAY SAID DELINQUENT TAXES OWED BY YOU AND COSTS TO THE TAX COLLECTOR AT 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA, PRIOR TO THE FINAL HEARING SCHEDULED IN THIS MATTER.

You are further notified that the Final Hearing will be held in this matter on the **24th** day of **September, 2025** at the Charlotte County Justice Center in Punta Gorda, Charlotte County, Florida, at **1:30 P.M.**, before the Honorable Russel Kirshy, Circuit Court Judge, at which time you or your attorney may present your objection, if any, to the issuance of the Tax Warrant against you. The amount of the assessment or amount of taxes levied is not at issue at this time, only whether the taxes levied have been paid. A copy of the Petition filed herein may be obtained at the office of the Clerk of the Circuit Court in Punta Gorda, Florida, upon request.

WITNESS my hand a seal of this Court on the 23rd day of July, 2025.

ROGER D. EATON
As Clerk of Court
By Brittany Lackey
Deputy Clerk
Publish: 07/25/25, 08/01/25,
08/08/25, 08/15/25
395205 3965551

Notice of auction

Extra Space Storage, on behalf of its affiliates, Life Storage or Storage Express will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 19750 Cochran Blvd., Port Charlotte, FL 33954 on 08/08/2025 @ 11:30AM

Thomas Eugene—Furniture, Boxes, Bins, Household
Andrew Josephson—Boxes, Plates, bowls, clothing

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may recind any purchase up until the winning bidder takes possession of the personal property.
Publish: 07/18/25, 07/25/25
426683 3964797

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 18485 Paulson Dr Port Charlotte FL 33954
8/7/25 10:00 AM

Christopher Morales Household Goods
Chanel Whitesell Household Goods

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Publish: 07/18/25, 07/25/25
438295 3964804

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 17960 Paulson Dr Port Charlotte, FL, 33954. 08/07/2025 12:00PM

Jeremy Piquette -household goods
Christine Purdy -household goods

The auction will be listed and advertised on www.storage treasures.com.



Notice of auction

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Publish: 07/18/25, 07/25/25
130345 3964983

Notice of creditors

**IN THE CIRCUIT COURT OF
THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
DESOTO COUNTY, FLORIDA
File No. 2024CP000137
Division Probate**

**IN RE: ESTATE OF
FELIX ELISEO PINEDA GARCIA
AKA FELIX ELISEO PINEDA
Deceased.**

NOTICE TO CREDITORS

The administration of the estate of Felix Eliseo Pineda Garcia AKA Felix Eliseo Pineda, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for DeSoto County, Florida, Probate Division, the address of which is 115 E. Oak Street, Arcadia, Florida 34266. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is July 18, 2025.

Attorney for Personal Representative:
J. Cole Brewer
Florida Bar Number: 1002922
J. COLE BREWER, P.A.
124 North Brevard Avenue
Arcadia, FL 34266
Telephone: (863) 494-4323
Fax: (863) 494-6790
E-Mail: jbrewer@brewerpa.com
Secondary E-Mail: ebutler@brewerpa.com

Personal Representative:
Maria Rivera
4095 NE County Road 660
Arcadia, Florida 34266
Publish: 07/18/25, 07/25/25
121980 3964982

**IN THE CIRCUIT COURT FOR
DESOTO COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-000019
Division Probate**

**IN RE: ESTATE OF
NATHAN ALLEN HAMPTON
A/K/A NATHAN HAMPTON
Deceased.**

NOTICE TO CREDITORS
(Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of Nathan Allen Hampton a/k/a Nathan Hampton, deceased, File Number 25-CP-000019, by the Circuit Court for DeSoto County, Florida, Probate Division, the address of which is 115 E. Oak Street, Arcadia, FL 34266; that the decedent's date of death was May 21, 2024; that the total value of the estate is [exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Shawnee Kate Hampton
11922 CR 769
Arcadia, FL 34269

Colton Allen Hampton
13615 SE Hwy 70, Lot 52
Arcadia, FL 34266

W.M.H, a minor c/o Morgan Elton
10930 NE 96th Street

To view today's legal notices
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www.floridapublicnotices.com

Notice to creditors

Archer, FL 32618

Garrett Leon Hampton
13615 SE Hwy 70, Lot 52
Arcadia, FL 34266

L.K.H., a minor c/o Karen Cantwell
13615 SE Hwy 70, Lot 52
Arcadia, FL 34266

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 18, 2025.

Attorney for Petitioners:
Petitioners:
Jeffrey R. Kuhns, Florida Bar No. 96026
Forrest G. Miller, Florida Bar No. 1028360
KUHN'S LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail: forrest@kuhnslawfirm.com

James R. Hampton & Linda N. Hampton
3615 NE Mickler Avenue
Arcadia, Florida 34266
Publish: 07/18/25, 07/25/25
406210 3965003

**IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2025CP000574
PROBATE DIVISION**

IN RE: THE ESTATE OF
JAMES TODD SHULTZ,
Deceased.

NOTICE OF SUMMARY
ADMINISTRATION
NOTICE TO CREDITORS

The Summary Administration of the Estate of James Todd Shultz, Deceased, File No. 2025CP000574 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950, and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The Fiduciary lawyer-client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
The Decedent died Testate. The Last Will and Testament is dated March 15, 2024.

Any interested person on whom a copy of the notice of administration is served must file on or before the date that is 3 months after the date of service of a copy of the notice of administration on that person any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by subsection (3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. Persons who may be entitled to exempt property under s. 732.402 will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to s. 732.2135(2), an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice

of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and persons having claims or demands against the Decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is July 18, 2025.

PAUL BENNETT SEUSY, P.A.
Attorney for Personal Representative
7 N Robert Avenue
Arcadia, Florida 34266
863-491-7285 Office
888-430-5940 Facsimile
E-Mail: paul@paulseusy.com

By:
Paul Bennett Seusy, Esquire
Florida Bar No. 0690252

James A. Shultz, Petitioner
535 W Kinkead Rd
Hillsboro IL 62049
Publish: 07/18/25, 07/25/25
325434 3965056

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2025CP000769
PROBATE DIVISION

IN RE: THE ESTATE OF
THOMAS J. STEFANIK,
Deceased.

NOTICE OF SUMMARY
ADMINISTRATION
NOTICE TO CREDITORS

The Summary Administration of the Estate of Thomas J. Stefanik, Deceased, File No. 2025CP000769 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950, and addresses of the Petitioner and the Petitioner's attorney are set forth below. The Fiduciary lawyer-client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
The Decedent died Testate. The Last Will and Testament is dated October 24, 2013.

Any interested person on whom a copy of the notice of administration is served must file on or before the date that is 3 months after the date of service of a copy of the notice of administration on that person any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by subsection (3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. Persons who may be entitled to exempt property under s. 732.402 will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will

or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to s. 732.2135(2), an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and persons having claims or demands against the Decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is July 25, 2025.

PAUL BENNETT SEUSY, P.A.
Attorney for Personal Representative Kathryn A. Stathis, Petitioner
7 N Robert Avenue 38 Addison Ave
Arcadia, Florida 34266 Belle Meade NJ 08502
863-491-7285 Office
888-430-5940 Facsimile
E-Mail: paul@paulseusy.com

By: Paul Bennett Seusy, Esquire
Florida Bar No. 0690252
Publish: 07/25/25, 08/01/25
325434 3965514

Notice of hearing

**Riverwood Community
Development District
NOTICE OF PUBLIC HEARINGS
REGARDING ADOPTION OF
THE FISCAL YEAR 2026 FINAL
BUDGET(S); IMPOSITION
OF MAINTENANCE
AND BENEFIT SPECIAL
ASSESSMENTS; ADOPTION
OF AN ASSESSMENT ROLL;
AND PROVIDING FOR THE
LEVY, COLLECTION AND
ENFORCEMENT OF THE
SAME.**

The Board of Supervisors of the Riverwood Community Development District will hold a regular meeting and conduct two Public Hearings on **Tuesday, August 19, 2025, at 2:00 p.m.** at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida 33953.

The purpose of the Hearings is to receive public comment and objections on the Fiscal Year 2026 Proposed Final Budget(s), to consider the adoption of an assessment roll, the imposition of special assessments to fund the proposed budget upon the lands located within the District, and to provide for the levy, collection and enforcement of the non-ad valorem assessments. The Public Hearings are being conducted pursuant to Chapters 190 and 197, Florida Statutes.

The District may also fund various facilities through the collection of certain rates, fees and charges, which are identified within the budget(s). A copy of the Proposed Final Budget, preliminary assessment roll and/or the agenda for the Hearings/meeting may be obtained at the Office of the District Management Company, Inframark, during normal business hours via email at Janice.Swade@Inframark.com .

In accordance with Section 189.418, Florida Statutes, the proposed budget will be posted on the District's website <http://www.riverwoodcdd.org/> at least two days before the budget Hearings date.

The Board will also consider any other business which may properly come before it at the regular meeting. The Hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Hearings/meeting may be continued to a date, time and location to be specified on the record at the Hearings/meeting without further publication of

Notice of hearing

notice.

There may be occasions when one or more Supervisors may participate via phone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these Hearings and/or meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Community Management Services at Janice. Swade@Inframark.com . If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office at least two (2) days prior to the date of the meeting/ Hearings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Hearings/ meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Justin Faircloth
District Manager
Publish: 07/25/25, 08/01/25
115047 3965111

Notice of permit

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 913004 from City of Arcadia, 23 North Polk Avenue, Arcadia, FL 34266. Application received: March 5, 2025. Proposed activity: Retrofitting of a historic building with parking lot, pedestrian facilities, and stormwater management system. Project name: YMCA Retrofit in Arcadia. Project size: 2.28 acres, Location: Section(s) 30, Township 37S, Range 25E in DeSoto County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)9857481 or 1(800)836-0797, TDD only 1(800)231-6103. Publish: 07/25/25 395956 3965504

Notice is hereby given that the Southwest Florida Water Management District has received an application for a new water use permit application number 20021258.000 from Fresh Plants LLC at 6018 NW County Road 661A, Arcadia, Florida 34266 to withdraw water from wells and/or surface waters. Application received: May 22, 2025. Predominant use type(s): agricultural. Quantity: annual average of up to 500,000 gallons per day (gpd) or more. Location: Arcadia in central DeSoto County. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. Publish: 07/25/25 395956 3965505

Notice of sale

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3041 S McCall Rd Englewood FL 34224, August 7, 2025, at 10:00 AM

Jessica Briggs - Sofa, dining furniture, Tv stands, Office Chairs.

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Publish: 7/18/25, 7/25/25 393933 3964468

Notice of sale

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the Personal Property described below to enforce a Lien imposed on said property under the Florida Self Storage Facility Act. Statutes (Section 83.804-83.809).

The undersigned will sell at public auction online at www.storagetreasures.com on the **9th day of August, 2025 at 9:00am**, on the premises where said property has been stored and which are located at **Guard Space Storage, 19160 Peachland Blvd, Port Charlotte, FL 33948**, County of Charlotte, State of Florida, the following:

- # 220 Clifton Davidson - Household Items
- # 315 Crystal Scuggs - Household Items
- # 323 Crystal Scuggs - Household Items
- # 400 Terry Throop - Household Items
- # 428 Mikayla Graca - Household Items
- # 447 Mikayla Graca - Household Items
- # 492 Tiffany Farbsworth - Household Items
- # 667 Glen Aspen - Household Items

Purchases must be paid for at the time of purchase in Certified funds. All purchased items sold as is, where is, and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. Publish: 7/23/25, 7/25/25 365228 3964502

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12560 Tamiami Trail S. North Port, FL. 34287 8/7/2025 - 10:00 AM

doreen wilsey - couch, chair,5x4 desk, full mattress,42 in table and chairs,15 box , nite stand, rugs, upright coffee ta Mary Ellen Daly - clothing and household goods

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Publish: 07/18/25, 07/25/25 435610 3964775

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 23215 Harborview Rd, Punta Gorda FL, 33980 on 08/07/2025 at 11AM

David Wells- household items
Zohra Sheeran- household items
Erik Nantz- household items
Darrin Price- household items
Rouel Garriques- household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Publish: 07/18/25, 07/25/25 111034 3964815

Other notices

ENGLEWOOD CHRISTIAN SCHOOL FOR IMMEDIATE RELEASE

ENGLEWOOD CHRISTIAN SCHOOL today announced an amendment to its policy for serving meals to students under the National School Lunch / School Breakfast Programs for the 2025-2026 school year. All students will be served lunch/ breakfast at no charge at the following sites:

Englewood Christian School, 571 Medical dr. Englewood, FL. 34223

For additional information please contact: ENGLEWOOD CHRISTIAN SCHOOL, ATTENTION: REV MICHAEL LINDSEY, FOOD SERVICE DIRECTOR/ADMINISTRATOR, 571 MEDICAL DR. ENGLEWOOD, FL. 34223 (941) 208-5773 E-mail: englewoodchristian@gmail.com

In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin (including limited English proficiency), sex, age, disability, and reprisal or retaliation for prior civil rights activity. Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form, which can be

Other notices

obtained online at: <https://www.usda.gov/sites/default/files/documents/ad-3027.pdf>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Office of the Assistant Secretary for Civil Rights (OASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by: mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; or email: program.intake@usda.gov

This institution is an equal opportunity provider. Publish: 07/25/25 437067 3965331

REQUEST FOR PROPOSAL ROAD PAVING REPAIRS HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the **Heritage Lake Park Community Development District** (the "District") will accept proposals from qualified firms interested in providing Road Paving Repairs for the District as described below.

The Request for Proposal Package which includes the Project scope of work will be available beginning on Monday, July 28, 2025 at 9:00 a.m. In order to obtain the documents please submit a request via email to Ms. Bianca Miller of CPH Corp. at bianca.miller@cphcorp.com.

The District is a Community Development District established under Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) five (5) plus years minimum continuous operation, (iii) experience with at least three (3) other communities of a similar nature, size and amenity level to the Heritage Lake Park community, with verifiable references, and (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization. In addition, Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the road system.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the required proposal no later than Friday, August 29, 2025 at 12:00 p.m. to the attention of Ms. Bianca Miller at the Offices of CPH, 1715 Monroe Street, 5 th Floor, Fort Myers, Florida 33901. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals may be delivered using FedEx, UPS or other similar carrier, or hand-delivered. Please note regular USPS delivery is not available at this address. An electronic copy should be submitted as well to Janice.Swade@inframark.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on Monday, September 15, 2025 at 10:00 a.m. at the Heritage Lake Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida 33983.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Ms. Bianca Miller at bianca.miller@cphcorp.com. Questions received after 12:00 p.m. on Friday, August 29, 2025, will not be answered.

Justin Faircloth
District Manager
Publish: 07/25/25 212694 3965591





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MIDEAST

US accuses Hamas of lacking ‘good faith’

Gaza ceasefire talks are cut short in Qatar

MICHELLE L. PRICE and JOSEPH KRAUSS

Associated Press

WASHINGTON — The United States is cutting short Gaza ceasefire talks



Witkoff

and bringing its negotiating team home from Qatar to discuss next steps after Hamas' latest response “shows a lack

of desire” to reach a truce, President Donald Trump's special envoy Steve Witkoff said Thursday. “While the mediators have made a great effort, Hamas does not appear to be coordinated or acting in good faith,” Witkoff said in a statement. “We will now consider alternative options to bring the hostages home and try to create a more stable environment for the people of Gaza.”

State Department spokesperson Tommy Pigott would not offer details on what “alternative options” the U.S. is considering to free hostages held by the militant group.

A breakthrough on a ceasefire deal between Israel and Hamas following 21 months of war has eluded the Trump administration as humanitarian



ASSOCIATED PRESS

People attend a rally calling for the end of the war and the immediate release of hostages held by Hamas in the Gaza Strip, as they gather in Tel Aviv, Israel, Thursday, July 24, 2025.

conditions worsen in Gaza. Thursday's move is the latest setback as Trump has tried to position himself as peacemaker and vowed to broker agreements in conflicts from Ukraine to Gaza.

When pressed on whether and how the U.S. would proceed on seeking a truce in Gaza, Pigott did not offer clarity and told reporters that “this is a very dynamic situation.”

He said there's never been a question of the U.S. commitment to reaching a ceasefire and faulted Hamas.

The sides have held weeks of talks in Qatar, reporting small signs of progress but no major breakthroughs. Officials have said a main sticking point is the redeployment of Israeli troops after any ceasefire takes place.

Witkoff said the U.S. is “resolute” in seeking an end to the conflict in Gaza and

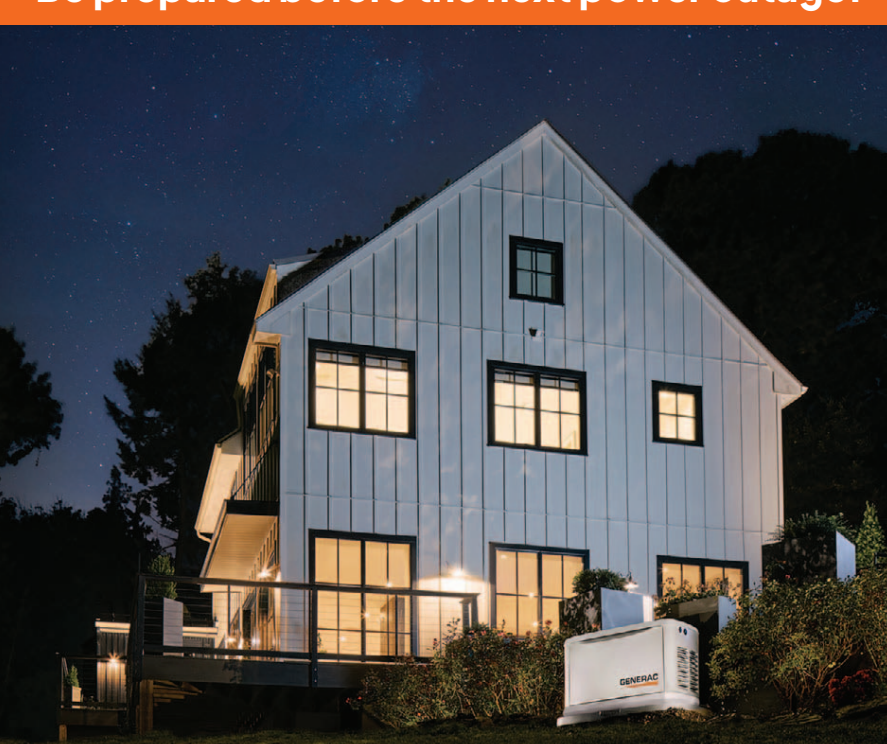
it was “a shame that Hamas has acted in this selfish way.”

The White House and representatives for Hamas had no immediate comment.

Earlier Thursday, Israeli Prime Minister Benjamin Netanyahu's office recalled his negotiating team in light of Hamas' response. In a brief statement, Netanyahu's office expressed appreciation for the efforts of Witkoff and other mediators Qatar and Egypt but gave no further details.

The deal under discussion was expected to include an initial 60-day ceasefire in which Hamas would release 10 living hostages and the remains of 18 others in phases in exchange for Palestinians imprisoned by Israel. Aid supplies would be ramped up, and the two sides would hold negotiations on a lasting ceasefire.

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Legal Notices

08/01/2025

Fictitious name

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of: **SRK Guns** located at **4265 Tamiami Trail, Unit N** in the County of **Charlotte, City of Port Charlotte, FL 33980** intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, FL. Dated on July 29, 2025
Sole Owner:
Bean Armory Inc
Publish: 08/01/25 416558 3966189

Notice of action

Notice is hereby given pursuant to the provision of section 177, Florida statutes, that Iurii Covaljiu and Margarita Covaljiu, the property owners, intend to petition the city of North Port to vacate a portion of the 6 foot drainage and utility easement located on lots Lots 32.33 Block 329, of 5th addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, as recorded in Plate Book 11, pages 33 through 33R, inclusive, of the public Records of Sarasota County, Florida. All of the above lying and being in the city of North Port, Sarasota county, Florida. We are requesting approximately 1500 square feet of the drainage and utility easement.
Publish: 07/25/25, 08/01/25 395956 3965330

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COLTNTY, FLORIDA
Case No.: 25000857DR
Division: Family

IN RE: TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF

HAVEN AVERIE ISABELLA HAWN.
Minor Child

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND PROPOSED ADOPTION

TO: Brandy Nicole Hawn
8118 Old Yankee Street
Washington Township, Ohio 45458

YOU ARE NOTIFIED that a Petition for Termination of Parental Rights and Proposed Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Samantha Carlson, whose address is 201 W. Marion Avenue, Suite 1206, Punta Gorda, FL 33950, on or before September 1, 2025, and file the original with the clerk of this Court at Charlotte County Courthouse, 350 East Marion Avenue, Punta Gorda, Florida 33950, before service on Petitioners or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition. Additionally, FAILURE TO APPEAR AT THE ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THE PETITION.**

The minor child is identified as follows:
Name: Haven Averie Isabella Hawn
Date of Birth: 03/23/2012
Place of Birth
Ohio

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



Notice of action

Copies of all court documents in this case,, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

Dated: 7-18-25
CLERK OF THE CIRCUIT COURT
By: Caren Schmidt
Deputy Clerk
Publish: 07/25/25, 08/01/25, 08/08/25, 08/15/25 333139 3965357

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25000815CA

VICKIE L. POTTS, Tax Collector for Charlotte County, Florida, Plaintiff,
VS.
BOCA GRANDE HOMEOWNERS ASSOCIATION, INC, et. al. Defendants.

NOTICE OF ACTION

TO: DELINQUENT TAXPAYERS RECEIVING THIS NOTICE

YOU ARE HEREBY NOTIFIED that a Petition for Validation of Tax Warrants issued for unpaid 2024 Charlotte County Personal Property Taxes has been filed by Vickie L. Potts, Charlotte County Tax Collector, in which you are named as a party for non-payment of 2024 Personal Property Taxes as assessed against you. Upon ratification and confirmation of the Petition by the Court, the Tax Collector shall be authorized to issue a tax warrant against you, and levy upon, seize, and sell so much of your personal property as necessary to satisfy the delinquent taxes, plus costs, interest, attorney's fees, and other charges.

YOU WILL BE DISMISSED AS A PARTY TO THIS ACTION WITHOUT ANY COURT APPEARANCE BY YOU IF YOU PAY SAID DELINQUENT TAXES OWED BY YOU AND COSTS TO THE TAX COLLECTOR AT 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA, PRIOR TO THE FINAL HEARING SCHEDULED IN THIS MATTER.

You are further notified that the Final Hearing will be held in this matter on the **24th** day of **September, 2025** at the Charlotte County Justice Center in Punta Gorda, Charlotte County, Florida, at **1:30 P.M.**, before the Honorable Russel Kirshy, Circuit Court Judge, at which time you or your attorney may present your objection, if any, to the issuance of the Tax Warrant against you. The amount of the assessment or amount of taxes levied is not at issue at this time, only whether the taxes levied have been paid. A copy of the Petition filed herein may be obtained at the office of the Clerk of the Circuit Court in Punta Gorda, Florida, upon request.

WITNESS my hand a seal of this Court on the 23rd day of July, 2025.

ROGER D. EATON
As Clerk of Court
By Brittany Lackey
Deputy Clerk
Publish: 07/25/25, 08/01/25, 08/08/25, 08/15/25 395205 3965551

Notice of auction

Extra Space Storage, on behalf of its affiliates, Life Storage or Storage Express will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 19750 Cochran Blvd., Port Charlotte, FL 33954 on 08/21/2025 @ 11:30AM

Juann Grant—Household items, Furniture

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may recind any purchase up until the winning bidder takes possession of the personal property.
Publish: 08/01//25, 08/08/25 426683 3965912

Notice to creditors

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 2025CP000769
PROBATE DIVISION

IN RE: THE ESTATE OF THOMAS J. STEFANIK, Deceased.

NOTICE OF SUMMARY ADMINISTRATION NOTICE TO CREDITORS

The Summary Administration of the Estate of Thomas J.

Notice to creditors

Stefanik, Deceased, File No. 2025CP000769 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950, and addresses of the Petitioner and the Petitioner's attorney are set forth below. The Fiduciary lawyer-client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The Decedent died Testate. The Last Will and Testament is dated October 24, 2013. Any interested person on whom a copy of the notice of administration is served must file on or before the date that is 3 months after the date of service of a copy of the notice of administration on that person any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by subsection (3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. Persons who may be entitled to exempt property under s. 732.402 will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property. Unless an extension is granted pursuant to s. 732.2135(2), an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and persons having claims or demands against the Decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIMES PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is July 25, 2025.

PAUL BENNETT SEUSY, P.A.
Attorney for Personal Representative Kathryn A. Stathis, Petitioner
7 N Robert Avenue 38 Addison Ave
Arcadia, Florida 34266 Belle Meade NJ 08502
863-491-7285 Office
888-430-5940 Facsimile
E-Mail: paul@paulseusy.com

By: Paul Bennett Seusy, Esquire
Florida Bar No. 0690252
Publish: 07/25/25, 08/01/25 325434 3965514

Notice to creditors

By: Paul Bennett Seusy, Esquire
Florida Bar No. 0690252
Publish: 07/25/25, 08/01/25 325434 3965514

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Florida Bar No. 0690252
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Florida Bar No. 0690252
Publish: 07/25/25, 08/01/25 325434 3965514

NOTICE OF SUMMARY ADMINISTRATION NOTICE TO CREDITORS

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Notice to creditors

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000825CP

IN RE: ESTATE OF ROBERT ZIMMERMAN, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Zimmerman, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is: August 1, 2025.

/s/ Kristin L. Polk
Kristin L. Polk
Attorney
Florida Bar Number: 77036
Bogle Law, P.A.
201 W. Marion Avenue, Suite 1206
Punta Gorda, FL 33950
Telephone: (941) 505-2645
Fax: (941) 505-2646
E-Mail: service@tboglelaw.com
E-Mail: Kristin.Polk@tboglelaw.com

Catherine Ann Murdock
1429 Langhorne Newtown Road
Langhorne, PA 19047

Robert Karl Zimmerman
265 Barnsbury Road
Langhorne, PA 19047
Publish: 08/01/25, 08/08/25 333139 3966196

Notice of hearing

Riverwood Community Development District
NOTICE OF PUBLIC HEARINGS REGARDING ADOPTION OF THE FISCAL YEAR 2026 FINAL BUDGET(S); IMPOSITION OF MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL; AND PROVIDING FOR THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME.

The Board of Supervisors of the Riverwood Community Development District will hold a regular meeting and conduct two Public Hearings on **Tuesday, August 19, 2025, at 2:00 p.m.** at the Riverwood Activity Center, 4250 Riverwood Drive, Port Charlotte, Florida 33953.

The purpose of the Hearings is to receive public comment and objections on the Fiscal Year 2026 Proposed Final Budget(s), to consider the adoption of an assessment roll, the imposition of special assessments to fund the proposed budget upon the lands located within the District, and to provide for the levy, collection and enforcement of the non-ad valorem assessments. The Public Hearings are being conducted pursuant to Chapters 190 and 197, Florida Statutes.

The District may also fund various facilities through the collection of certain rates, fees and charges, which are identified within the budget(s). A copy of the Proposed Final Budget, preliminary assessment roll and/or the agenda for the Hearings/meeting may be obtained at the Office of the District Management Company, Inframark, during normal business hours via email at Janice. Swade@Inframark.com .

Notice of hearing

In accordance with Section 189.418, Florida Statutes, the proposed budget will be posted on the District's website <http://www.riverwoodcdd.org/> at least two days before the budget Hearings date.

The Board will also consider any other business which may properly come before it at the regular meeting. The Hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Hearings/meeting may be continued to a date, time and location to be specified on the record at the Hearings/meeting without further publication of notice.

There may be occasions when one or more Supervisors may participate via phone. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these Hearings and/or meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Community Management Services at Janice. Swade@Inframark.com . If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office at least two (2) days prior to the date of the meeting/ Hearings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Hearings/meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Justin Faircloth
District Manager
Publish: 07/25/25, 08/01/25 115047 3965111

NOTICE OF PUBLIC HEARING CITY OF PUNTA GORDA, FLORIDA

YOU ARE HEREBY notified that the **Planning Commission** will hold a Public Hearing on **August 25, 2025, at 2:00 p.m.**, and the Punta Gorda **City Council** will hold a Public Hearing on **Wednesday, September 10, 2025, at 5:01 p.m.**, or as soon thereafter as may be heard, to consider the following request:

SRC-02-2025 - A Resolution of the City Council of the City of Punta Gorda, Florida, amending Resolution No. 3774-2024 approved by the City Council of the City of Punta Gorda, Florida on June 5, 2024, which approved the Final Plat of "Seagrass Phase I", according to the Plat thereof as recorded in Plat Book 27, Pages 10A through 10T, inclusive, Public Records of Charlotte County, Florida, subject to the provision of a subdivider's completion bond in an amount equal to 110 percent of the Engineers Opinion of Probable Costs of onsite and offsite improvements attached as Exhibit "A" to this Resolution; providing for a reduction to the subdivider's completion bond to an amount equal to 110 percent of the Engineers Opinion of Probable Costs of remaining onsite and offsite improvements attached as Exhibit "B" to this Resolution; authorizing the City Clerk to forward this Resolution to the Clerk of the Circuit Court for recording at the applicant's expense; and providing an effective date.

Said hearing will be held at the Lashley Community Room located at 120 Lashley Court, Punta Gorda, FL 33950. Any persons desiring to be heard on this matter may appear at the above time and place. If an appeal is to be made of any decision made at this meeting, a verbatim record of the proceeding may be required. A copy of this notice and the associated public hearing documents are available for inspection at the Office of the City Clerk located at 126 Harvey Street, Third Floor, Punta Gorda, FL 33950.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-3326) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 West

Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendar days prior to the meeting.

SARA WELCH, CMC CITY CLERK CITY OF PUNTA GORDA
Publish: 08/01/25 102469 3965292

NOTICE OF PUBLIC HEARING CITY OF PUNTA GORDA, FLORIDA

YOU ARE HEREBY notified that the **Punta Gorda Isles Canal Advisory Committee** will hold a Public Hearing on **Monday, August 18, 2025, at 1:30 p.m.**, or as soon thereafter as may be heard, to consider the following request:

CCSP-02-2024 - Petition for special permit under the provisions of Chapter 6, Section 2-1(e) of the Punta Gorda Code to install a boat lift in a condominium-controlled communal area with two (2) boat lift pilings and a portion of the boat lift outside the structure limitation lines (proposed lift will also utilize an existing piling that is outside the structure limitation line) which is prohibited by Section 2-1(c)(5), Punta Gorda Code.

Owner: Condominium Association of Tarpon Cove, Inc.
Petitioner: Michael Penley
Petitioner Address: 141 Tropicana Drive, Punta Gorda, Florida 33950
Project Site Address: 180 Hibiscus Drive, Slip #31
Charlotte County Parcel: 412211776000

Said hearing will be held at the Lashley Marina Community Room, 120 Lashley Court, Unit 111, Punta Gorda, FL 33950. Any persons desiring to be heard on this matter may appear at the above time and place. If an appeal is to be made of any decision made at this meeting, a verbatim record of the proceeding may be required. A copy of this notice and the associated public hearing documents are available for inspection at the Office of the City Clerk located at 126 Harvey Street, Third Floor, Punta Gorda, FL 33950.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-3326) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 West Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendar days prior to the meeting.

SARA WELCH, CMC CITY CLERK CITY OF PUNTA GORDA
Publish: 08/01/25 102469 3965880

Notice of meeting

JOSHUA WATER CONTROL DISTRICT (JWCD) ANNUAL LANDOWNERS' MEETING

The Annual/Monthly Meeting for JWCD will be held on August 12, 2025, at 9:00 a.m. in conjunction with the scheduled Quarterly Meeting.

This meeting will be held in the District's offices located at 12008 N.E. Highway 70, Arcadia, Florida for the purpose of electing officers, approving the budget and conducting regular business.

Board of Supervisors
863-494-5737
Publish: 07/21/25, 08/01/25 101313 3964220

Notice of Public Hearing and Board of Supervisors Meeting of the Oak Stone East Community Development District

The Board of Supervisors (the **"Board"**) of the Oak Stone East Community Development District (the **"District"**) will hold a public hearing and a meeting on August 26, 2025, at 12:00 p.m. at the Holiday Inn Express located at 2709 SE Highway 70, Arcadia, Florida 34266.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the

Notice of meeting

proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.oakstone-astcdd.org or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Audette Bruce
District Manager
Publish: 08/01/25
387167 3965706

Notice of permit

NOTICE OF RECEIPT OF ENVIRONMENTAL RESOURCE PERMIT APPLICATION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 923301 from KL Westport Expansion, LLC, whose address is 105 NE 1 st Street, Delray Beach, FL 33444. Application received: July 29, 2025. Proposed activity: Residential. Project name: West Port East Townhomes (Tract B9). Project size: 23.99 Acres. Location: Section: 12, Township: 40S, Range: 21E and Section: 11, Township 40S, Range: 21E, in Charlotte County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District, located at 78 Sarasota Center Blvd, Sarasota, Florida 34240. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. Publish: 08/01/25 380951 3966195

Notice of sale

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4536 Tamiami Trail , Port Charlotte Florida 33980 on **08/21/25 at 10:00 am**

Joanne Lalli - house hold items
Sam Luterotty - Tools
Javonn Tice - Fishing rods, clothes, box

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Publish: 8/1/25, 8/8/25 425491 3964861

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1001 Executive Ave North Port, FL. 34289 08/21/2025 1:00 PM **Rory Carter boxes of clothes**. The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with

Notice of sale

cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property Publish: 08/01/25, 08/08/25 435602 3965332

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12560 Tamiami Trail S. North Port, FL. 34287 8/21/2025 - 10:00 AM

Jotham Gallant - 10x15 drive up unit
Tom Mahoney - Household Goods/Furniture
Nadia Bodden - Personal items
Michaela Young - Household Goods/Furniture
Ashley Garner - kitchen supplies and tools, gardening

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Publish: 08/01/25, 08/08/25 435610 3965422

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 23215 Harborview Rd, Punta Gorda FL, 33980 on 08/21/2025 at 11AM

Melany Bryan - Household items
Chrissy Hardter- household items
Sonia Dudley- Household items
Seth Cenac- Household items
Pier One Yacht Sales- business materials
Construction Justin LLC- Construction items

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Publish: 08/01/25, 08/08/25 111034 3966126

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
Case No. 25000037CA

ROSATI CORPORATION, a Florida corporation, Plaintiff, VS. PETER CIACCIA, an individual, KRISTI CIACCIA, an individual, ECO HOLDINGS INVESTMENTS, LLC, a Florida limited liability company, and the 279 KINDRED UNKNOWN TENANTS IN POSSESSION, 287 KINDRED UNKNOWN TENANTS IN POSSESSION, 487 KINDRED UNKNOWN TENANTS IN POSSESSION, 511 KINDRED UNKNOWN TENANTS IN POSSESSION, 512 KINDRED UNKNOWN TENANTS IN POSSESSION Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the "Amended Final Judgment of Foreclosure," entered in Case No. 25000037CA on July 18, 2025, in the Twentieth Judicial Circuit Court, in and for Charlotte County, Florida, wherein Rosati Corporation, Plaintiff, and Peter Ciaccia, an individual, Kristi Ciaccia, an individual, ECO Holdings Investments, LLC, a Florida limited liability company (collectively, the "Borrower"), collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Charlotte County, Florida, described below to the highest bidder, for cash, www.charlotte.realforeclose.com at 11:00 A.M. on the 26th day of September 2025, the following described property as set forth in said Final Judgment, to wit:

Parcel 1: 512 Kindred Boulevard, Port Charlotte, Florida 33954 Lot 7, Block 1056, Port Charlotte Subdivision, Section Fourteen, according to the map or plat thereof as recorded in Plat Book 5, Page 3, Public Records of Charlotte County, Florida.

Parcel 2: 511 Kindred Boulevard, Port Charlotte, Florida 33954 Lots 6 and 7, Block 1062, Port Charlotte Subdivision, Section Fourteen, according to the map or plat thereof as recorded in Plat Book 5, Page 3, Public Records of Charlotte County, Florida.

Parcel 3: 487 Kindred Boulevard, Port Charlotte, Florida 33954 Lot 9, Block 1062, Port Charlotte Subdivision, Section Fourteen, according to the map or plat thereof as recorded in Plat Book 5, Page 3, Public Records of Charlotte County, Florida.

Parcel 4: 287 Kindred Boulevard, Port Charlotte, Florida 33954

Notice of sale

Lot 34, Block 1062, Port Charlotte Subdivision, Section Fourteen, according to the map or plat thereof as recorded in Plat Book 5, Page 3, Public Records of Charlotte County, Florida.

Parcel 5: 279 Kindred Boulevard, Port Charlotte, Florida 33954 Lot 35, Block 1062, Port Charlotte Subdivision, Section Fourteen, according to the map or plat thereof as recorded in Plat Book 5, Page 3, Public Records of Charlotte County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

(Court Seal)
ROGER D. EATON
Clerk of Court
By: Brittany Lackey
Deputy Clerk

/s/ Catherine Paige Andringa
FRANK A. LAFALCE, ESQUIRE
Florida Bar Number: 0980609
flafalce@anthonyandpartners.com

C. PAIGE ANDRINGA, ESQ.
Florida Bar No. 1028374
cpandringa@anthonyandpartners.com
Anthony & Partners, LLC
100 S. Ashley Drive, Suite 1600
Tampa, Florida 33602
Telephone: 813-273-5616
Telecopier: 813-221-4113
Attorneys for Lender
Publish: 08/01/25, 08/08/25 339533 3966190

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TRAVEL

About 25 injured on flight

Turbulence forces Delta jet to land and sends passengers to hospitals

THE ASSOCIATED PRESS

A Delta Air Lines flight from Salt Lake City to Amsterdam was hit by serious turbulence, injuring passengers and forcing the flight to divert to Minneapolis-St. Paul International Airport, the airline said.

The flight landed around 7:45 p.m. Wednesday. The airport fire department and paramedics met the flight and 25 passengers were taken to hospitals for evaluation and treatment,



ASSOCIATED PRESS

A Delta Airlines plane lands March 28 at Sarasota-Bradenton International Airport.

the airline said.

Serious injuries from in-flight turbulence are rare, but scientists say they may be becoming more common as climate change alters the jet stream.

A man was killed when a Singapore Airlines flight hit severe turbulence in May 2024, the first person to die from turbulence on a major airline in several decades.

CRIME



ASSOCIATED PRESS

The trail head to the Devil's Den trail at Devils Den State Park remained closed Monday in West Fork, Ark.

Teacher charged in double-homicide

No motive given for killing of couple who were with their daughters

ANDREW DEMILLO

Associated Press

LITTLE ROCK, Ark. — Arkansas police charged a 28-year-old school teacher in the killing of a married couple who were hiking with their children at Devil's Den State Park, finding him in a nearby city after a five-day



McGann

search and public pleas for trailgoers to look through their photos.

State Police arrested Andrew James McGann at a barbershop in Springdale, said Col. Stacie Rhoads, commander of the department's criminal investigation division. He was charged with two counts of capital murder and was being held Thursday in the state's Washington County jail.

Police announced the arrest at a Wednesday night news conference but would not discuss a motive. McGann had been hired at Springdale Public Schools as a teacher candidate for the upcoming year but had not yet come into contact with any of its families or students, the district said in a statement.

A lawyer couldn't be located for McGann, and a message was left for a number listed for him. It was not immediately clear when his first court appearance was.

"If you commit a violent,

senseless act here in our state, our law enforcement will hunt you down and bring you to justice, because that's what the people of Arkansas frankly deserve," Arkansas Gov. Sarah Huckabee Sanders told reporters.

Springdale is roughly 30 miles (48.28 kilometers) north of the state's remote Devil's Den park, where trails have remained closed since Saturday's killings.

Clinton David Brink, 43, and Cristen Amanda Brink, 41, were found dead on a walking trail at Devil's Den. Their daughters, who are 7 and 9, were not hurt and are being cared for by family members, authorities have said.

Police had released a composite sketch and photo of a person of interest they were searching for in the attack.

The State Police have released few details about the investigation, including how the couple was killed. Rhoads said the public's help and video footage they received was instrumental in capturing McGann. Tips came in from as far away as Washington state, she said. "It was overwhelming," she said.

Jared Cleveland, the superintendent of Springdale Public Schools, said in a statement that McGann had not yet begun his employment and that the district could not provide more information, citing the investigation.

"Our entire team extends our deepest condolences to the Brink family. Their children are especially in our thoughts and prayers," Cleveland said.

Sierra Marcum said three years ago, her son

was a student in McGann's fourth grade classroom in Flower Mound, Texas, and described him as the "most standoff teacher she had ever met." Her son's yearbook includes a photo of McGann.

"Pretty cold. You could ask him a question and he would give you a one word response," she said. "Overall just pretty disinterested in his students."

Clinton and Cristen Brink had just moved from South Dakota to the small city of Prairie Grove in northwest Arkansas. Their water had been connected less than two weeks ago, Mayor David Faulk said.

Clinton Brink had been scheduled to start a job as a milk delivery driver Monday in the nearby Fayetteville area, according to Hiland Dairy, his employer. Cristen Brink had been licensed as a nurse in Montana and South Dakota before moving to Arkansas.

The Brink family said the couple died "heroes protecting their little girls."

"Our entire state is grieving for the tragic loss and senseless and horrific crime that's taken place in this area," Sanders said.

Devil's Den is a 2,500-acre (1,000-hectare) state park near West Fork, about 140 miles (220 kilometers) northwest of Little Rock, the state capital.

The park is known for its hiking trails and rock formations, and it is a short drive from the University of Arkansas in Fayetteville and Walmart's Bentonville headquarters.

It was selected as a state park site in the 1930s and the park's trails lead to the surrounding Ozark National Forest.



Mike Moran TAX COLLECTOR

Sarasota County, Florida

\$0.00
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Account Information

Account Number:
0988032932
Last Updated:
7/14/25

Tax Type:
Real Estate
Property Address:
2737 Cottage Ln 005

Mailing Address:
Covaljiu Iurii
Covaljiu Margarita
2737 Cottage Ln North Port Fl
34286-4375

Latest Tax Year Summary

[View Tax Bill Details](#) [View Assessment/Exemption Details](#) [Change Mailing Address](#)

Tax Year: **2024** Exemptions: **HX 25000, H2 25000** Millage Code: **0500** Escrow Code: **531115**

Legal Description:
LOTS 32, 33, 34 & 35 BLK 329 5TH ADD TO PORT CHARLOTTE, SUBJ TO UNITY OF TITLE PER ORI 2024086550 BEING SAME LANDS AS DESC IN ORI 2020104971 & 2021052159

Tax Bills

Total Payable: **\$0.00**

2024
Paid

[Taxes & Assessments](#)

Status	Amount Due	Amount Due If Paid By Date	Paid
● Paid	☐ \$7,915.37	☐ \$0.00	
	Gross Taxes: \$8,245.18	▶ 3/31/25	\$0.00
	Fees: \$0.00		
	Interest: \$0.00		
	Discount: -\$329.81		
			\$7,915.37

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2024	11/23/24	8004397.0001	\$7,915.37
2023	11/21/23	8007045.0001	\$8,899.75
2022	11/30/22	8069233.0001	\$8,517.27

Exhibit D to Resolution No. 2025-R-67

Tax Year	Date Paid	Receipt	Amount Paid
2019	11/19/19	9042637.0001	\$460.44
2018	11/3/18	5504633.0001	\$457.61
2017	11/9/17	5509091.0001	\$430.73
2016	11/8/16	9137968.0001	\$433.77
2015	11/10/15	9021743.0001	\$428.88
2014	11/10/14	9018987.0001	\$406.63

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Permit # 20-3382

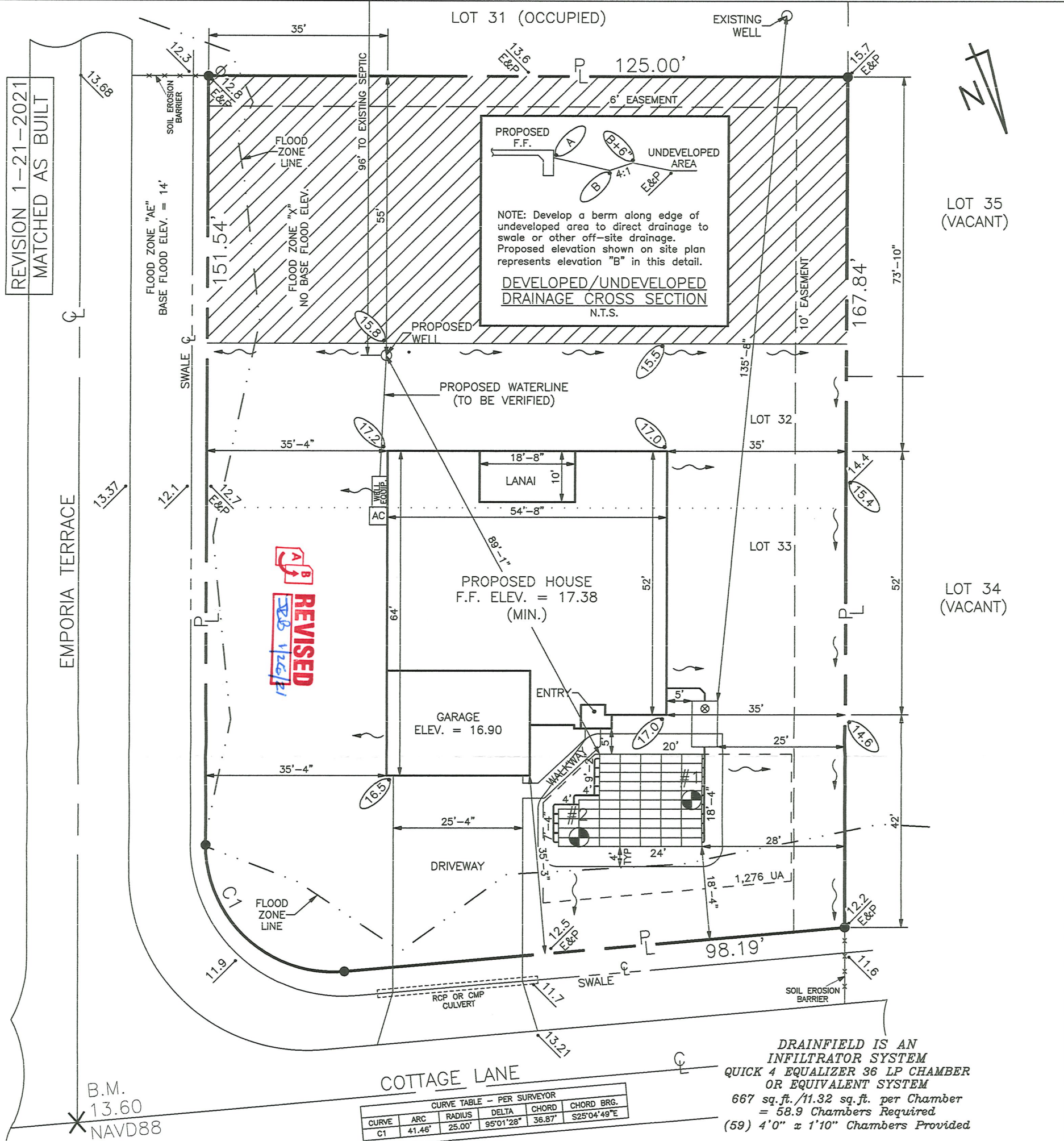
SITE PLAN

CLIENT: MARONDA HOMES

CUSTOMER: 0988032932

CLIENT JOB #: 70320329

TIMOTHY A. DRUMM, P.E. #73175
17435 ABBOTT AVENUE
PORT CHARLOTTE, FL 33954
PH. 941-625-8178
FAX 941-764-8998
info@DrummEngineering.com



CONC./PAVER CALCULATIONS:
DRIVEWAY = 1,340 SQ.FT.
WALKWAY = 61 SQ.FT.
PADS = 31 SQ.FT.
TOTAL = 1,432 SQ.FT.

AC PAD SIZE AND LOCATION TO BE VERIFIED.

DENOTES SOIL BORING LOCATION

NOTE: PROPOSED SWALE(S) TO BE VERIFIED BY THE LOCAL GOVERNING BODY PRIOR TO CONSTRUCTION.

NOTE: GUTTERS SHALL BE USED TO DIVERT RUNOFF FROM DRAINFIELD AREA. THE TANK SHALL BE NO CLOSER THAN 18 INCHES TO THE DRAINFIELD.

SLOPE NOTE:
MAXIMUM SLOPE RATIO 4:1 OFF OF HOUSE (NOT IN A FLOOD ZONE)
MAXIMUM OF 3:1 OFF OF SEPTIC & MINIMUM SLOPE RATIO OF 40:1 FOR ENTIRE PROPERTY SLOPE

REAR MAX. PROPERTY SLOPE IS 2.32%
RIGHT MAX. PROPERTY SLOPE IS 2.09%

NOTE: THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS OR SURFACE WATER BODIES ON SITE OR WITHIN 75 FEET OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.

NOTE: SETBACK DIMENSIONS ARE TO VERTICAL WALLS OF BUILDING. FOUNDATION DIMENSIONS MAY VARY; PLEASE VERIFY WITH HOUSE PLANS.

LOT FEATURES LEGEND:

- UTILITY POLE W/GUY WIRE
- WATER METER
- WATER VALVE
- UTILITY BOX
- ELECTRIC SERVICE
- PHONE SERVICE
- FIRE HYDRANT
- TORTOISE BURROW

THE UNDERSIGNED AND DRUMM ENGINEERING CORPORATION MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, AND OTHER SIMILAR MATTERS. THE SITE PLAN SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE; AND THE LOT LAYOUT DISTANCES, BEARINGS, ELEVATIONS, IMPROVEMENTS, AND WATER/FLOOD LINES WERE OBTAINED FROM A SURVEY PROVIDED BY OTHERS. PROPOSED ELEVATIONS SHOWN SLIGHTLY OUTSIDE PROPERTY LINES FOR CLARITY ARE TO BE CONSIDERED ON THE PROPERTY LINE.

0.0 DENOTES EXISTING ELEVATION
0.0 DENOTES PROPOSED ELEVATION
--- DENOTES PERFORATED DRAIN LINES
--- DENOTES BOUNDARY OF UNOCCUPIED AREA
--- DENOTES NON-PERFORATED PIPE EDGE OF DRAINBED AND TOP OF MOUND
LOT(S): 32 & 33 BLOCK: 329 SUBDIVISION: 5th ADDITION TO PORT CHARLOTTE (NON SUBDIVISION) NA SEC. NA RANGE NA E TWP. NA S

SCALE: 1" = 20'

BENCHMARK: 13.60

ELEVATIONS IN RELATION TO BENCHMARK

MOUND HIGH END:	+2.40'	=	16.0 (MIN.)
MOUND LOW END:	+2.25'	=	15.85 (MIN.)
BOTTOM OF BED:	+0.75'	=	14.35 (MIN.)
STUBOUT BOTTOM:	+1.55'	=	15.15 (MIN.)

ENGINEER'S SIGNATURE

P.E. NUMBER: 73175

DATE: 1-21-2021

DSB