



STAFF REPORT

Warm Mineral Springs Motel

Voluntary Annexation (Petition No. ANX-23-190)

Ordinance No. 2024-08

From: Sherry Willette-Grondin, Planner III

Thru: Hank Flores, AICP, CFM, Planning & Zoning Manager

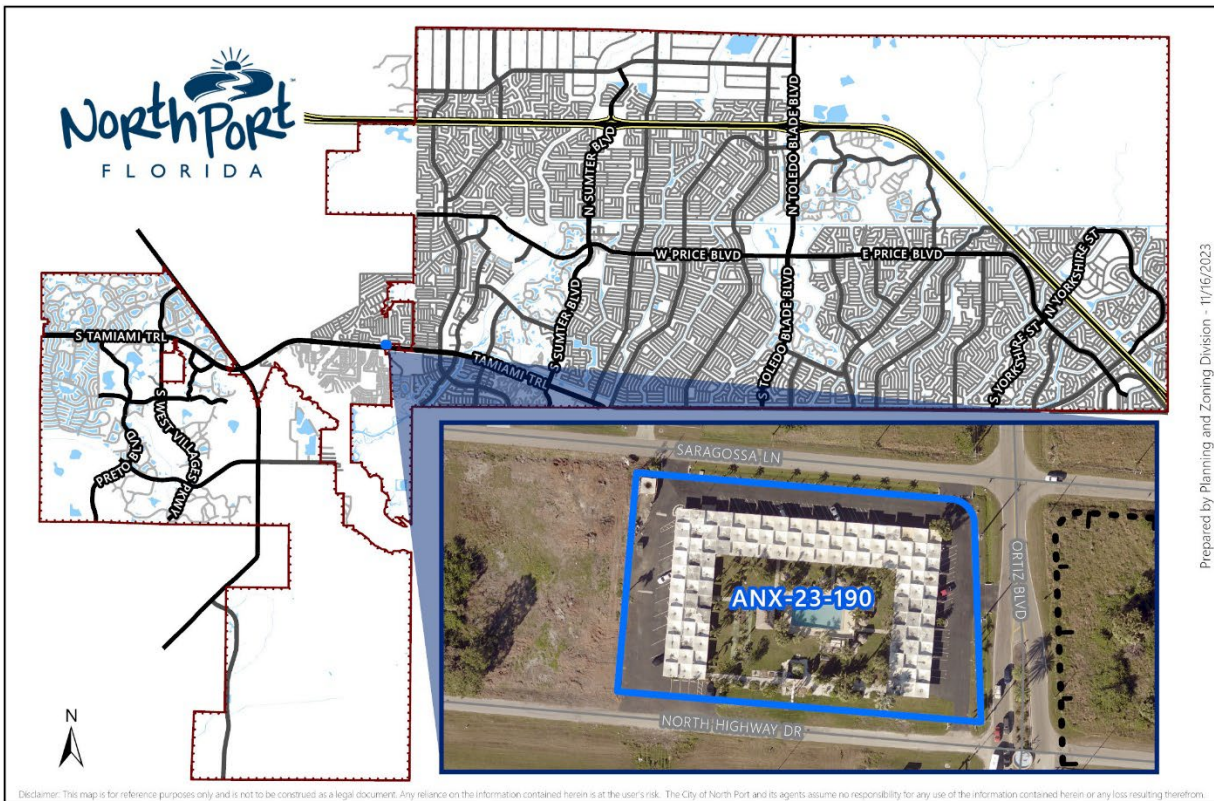
Thru: Lori Barnes, AICP, CPM, Assistant Development Services Director

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: March 21, 2024



Prepared by Planning and Zoning Division - 11/16/2023

PROJECT:	Warm Mineral Springs Motel, ANX-23-190
REQUEST:	Approval of Ordinance No. 2024-08, Voluntary Annexation into the City of North Port
APPLICANT:	Manish Patel (Exhibit A, Affidavit)
OWNERS:	Vijay Patel, Owner of North Port Investment One LLC (Exhibit B, Warranty Deed)
LOCATION:	Northwest corner of South Tamiami Trail (US-41) and Ortiz Boulevard - PID # 0791020004
PROPERTY SIZE:	± 1.17716 acres

I. BACKGROUND

Manish Patel (Authorized Agent), on behalf of Vijay Patel, Owner of North Port Investment One LLC (Property Owner), submitted an application to the City of North Port for the voluntary annexation of a ± 1.7716 -acre parcel of property, which includes the Warm Mineral Springs Motel. The property is located at the northwest corner of the intersection of South Tamiami Trail and Ortiz Boulevard. The property currently has the Sarasota County designation of General Commercial (CG) and the Sarasota County future land use designation of Commercial Corridor (COMCOR).

The Warm Mineral Springs Motel was constructed in 1958 and is listed in the National Register of Historic Places. In addition, the property lies within the City's Future Annexation Area, meaning it is designated to be considered for annexation. It is bordered to the east by Activity Center #1 and directly to the south by vacant commercial property located inside the City's boundaries.

Subsequent to the proposed annexation of the property into the City's boundary, an application to change the future land use map designation of the property to be consistent with the City's Comprehensive Plan is required. At this time, the applicant has only applied to voluntarily annex their property into the City. Applications for a comprehensive plan amendment and rezone are anticipated to be submitted at a later date.



II. REVIEW PROCESS

The following departments provided comments and conditions in the staff review summary table below. It should be noted that the Utilities Department condition applies to the design of the required sanitary sewer system. City staff will review the system for compliance when an application for the sanitary sewer system is submitted to the City.

Staff Review Summary	
Arborist	No Objection
Environmental	No Objection
Finance	No Comments
Fire/Rescue	No Objection
Planning and Zoning	No Objection
Parks and Recreation	No Objection
Public Works Engineering	No Comment
Public Works Stormwater	No Objection
Public Works Solid Waste	No Objection
Utilities	Meets Requirements with Conditions ¹

¹ The applicant needs to follow the US 41 Corridor Study/Plan in designing the required sanitary sewer system.

III. DATA & ANALYSIS

FLORIDA STATUTES CHAPTER 171, PART I MUNICIPAL ANNEXATION OR CONTRACTION, SECTION 171.044 VOLUNTARY ANNEXATION

Owners of real property in an unincorporated area of a county contiguous to a municipality may petition the municipality to be annexed. Upon determination that the petition bears the signatures of all owners of the property in the area proposed to be annexed, the governing body may adopt a non-emergency ordinance. The notice shall be published for two consecutive weeks in a newspaper of general circulation. A copy of the notice must be provided to the Board of County Commissioners via certified mail at least 10 days prior to publishing.

Staff Findings: The voluntary annexation application bears the property owner's signature. Ordinance No. 2024-08 was advertised according to the above state statute requirements on Monday, March 4, 2024, and Monday, March 11, 2024. A copy of the notice was sent to the Sarasota County Board of County Commissioners via certified mail on February 21, 2024 (Exhibit C, Legal Advertisement, Exhibit D, Notice to County Commissioners).

Staff concludes that the requirements of Chapter 171, Part I of the Florida Statutes, Section 171.044 have been met.

COMPREHENSIVE PLAN - CHAPTER 2 – FUTURE LAND USE

Future Land Use Policy 2.1.7: Encourages voluntary annexations in Sarasota County to expand Activity Center #1 between Warm Mineral Springs and the eastern boundary of the West Village Improvement District (fka Thomas Ranch) and (nka Wellen Park) in order to enhance and diversify the City's tax base.

Staff Findings: The subject property is located within the voluntary annexation area described above in Sarasota County and would expand Activity Center - 1, if the annexation is approved. This policy outlines how the annexed property must be zoned. "Upon annexation, and after the amendment of the Comprehensive Plan, shall be zoned to PCD with default zoning of CG." Though a zoning designation is not proposed through a rezone petition at this time, it will be required to be rezoned to Planned Community Development, consistent with this policy.

Staff concluded that the proposed annexation is consistent with Policy 2.1.7 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Policy 2.1.13: Policy 2.1.13 identifies potential annexation areas 1A, 1B, and 1C on Map 1. It also states that upon annexation, the City shall recommend a future land use designation of 'Activity Center 1' be applied through a comprehensive plan amendment.

Staff Findings: The subject property is located within potential annexation area 1C, as identified on Map 1 in Policy 2.1.13 of the City of North Port Comprehensive Plan and shown below in Figure 1. A comprehensive plan amendment is not currently proposed. At the time an application for a comprehensive plan amendment is submitted for this property, it will be required to be consistent with this policy.

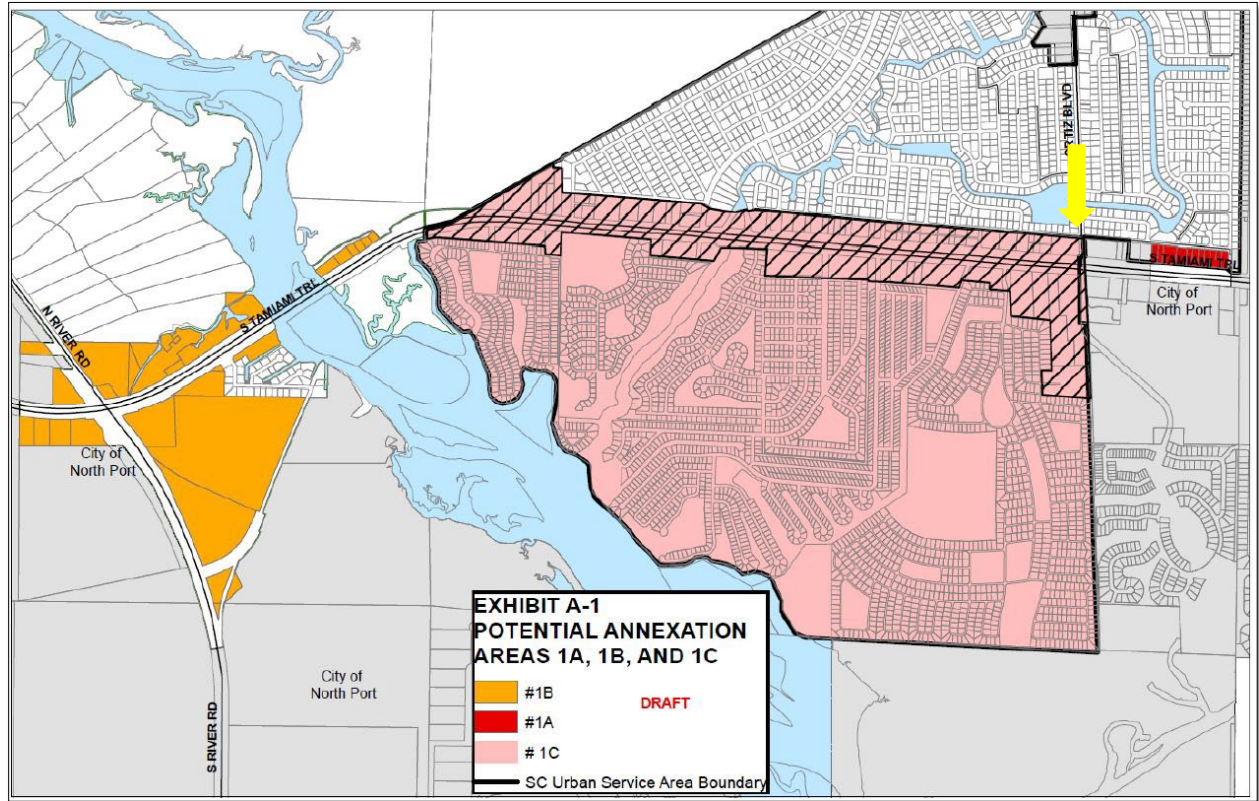


Figure 1-Potential Annexation Areas

Staff concludes that the proposed annexation is consistent with Policy 2.1.13 of the Future Land Use Element of the Comprehensive Plan.

Future Land Use Policy 6.6.2: Upon annexation of contiguous lands along US 41 as shown in Map 1 FLU Policy 2.1.13, the properties identified as Future Annexation Area/Future Urban Service Area Boundary will be eligible for urban services allowed by the USB.

Staff Findings: The subject property is located within the Urban Service Area Boundary MAP 2-9, shown in Figure 2 below.

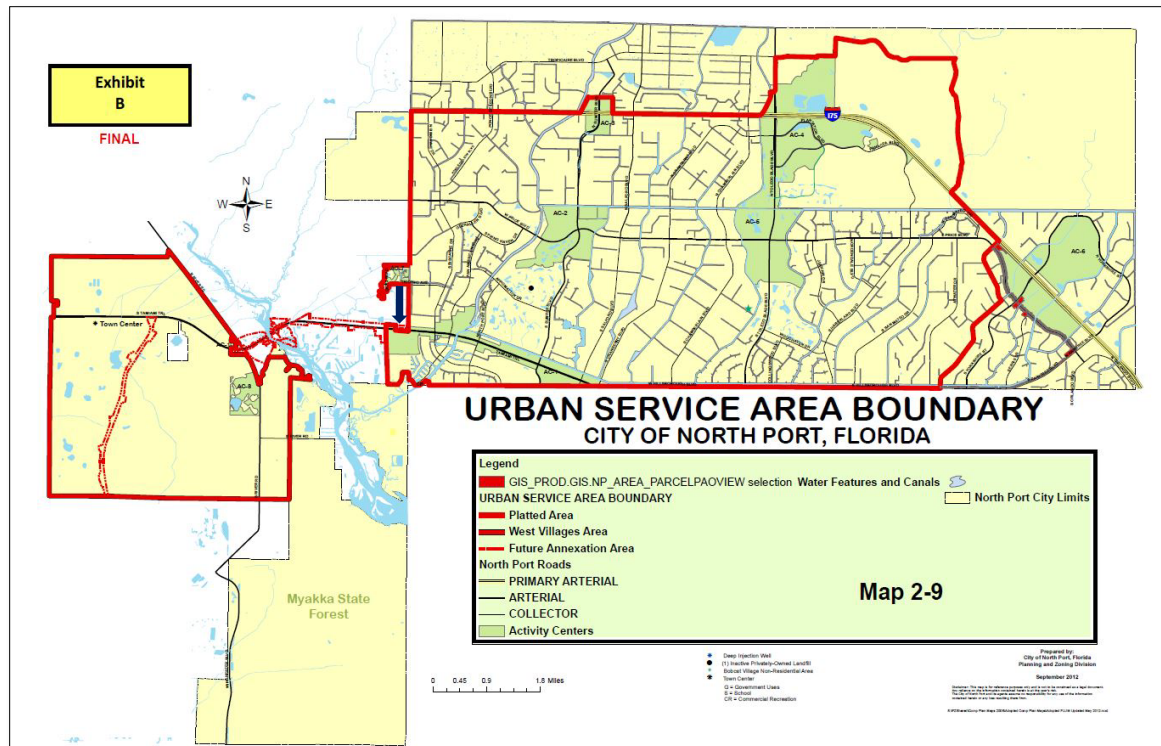


Figure 2 - Urban Service Area Boundary Map

The Utilities Department has provided written confirmation through a willingness to serve water and wastewater letter that service is available at the subject property. (**Exhibit E, Willingness to Serve Water and Wastewater Letter**). In addition, Fire and Police are located within 6 miles of the motel and can serve the property proposing to be annexed.

Staff concludes that the proposed annexation is consistent with Policy 6.6.2 of the Future Land Element of the Comprehensive Plan.

Unified Land Development Code (ULDC) Chapter 53—Zoning Regulations, Article 1—Map; Boundaries, Section 22—Annexations

ULDC Sec. 53-22 stipulates that annexations shall be by non-emergency ordinance and must meet Florida Statutes Chapter 171. As the annexation would change the City boundaries, this change must be reflected on the Official Zoning Map. The section also lists submission requirements for a complete annexation application packet and the review and public hearing processes.

Staff Findings: The annexation petition was submitted to the City and reviewed for sufficiency to ensure all appropriate supporting documents were included. Following the review process, the Planning and Zoning Advisory Board and City Commission will hear the annexation ordinance. Notification of the annexation petition was sent to the Sarasota County Board of County Commissioners and advertised weekly for two (2) consecutive weeks. In addition, notice was sent to property owners within one thousand three hundred (1,320) feet of the subject property.

Staff concludes that the proposed annexation is consistent with ULDC Sec. 53-22.

IV. FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis for the proposed annexation using data from the applicant and assumptions based on current market trends. Over ten years, a net benefit of \$175,727 is expected to be realized. For this analysis, staff assumed this development is a hotel/motel with approximately 28 units and approximately 21,400 square feet of space. (Exhibit F, Fiscal Impact Analysis).

V. LEGAL REVIEW

Ordinance 2024-08 has been reviewed and approved by the City Attorney as to form and correctness.

VI. BUSINESS IMPACT ESTIMATE

Staff provided a Business Impact Estimate per Florida Statutes Section 166.041(4) (Exhibit G, Business Impact Estimate).

VII. PUBLIC NOTICE & HEARING SCHEDULE

Public Hearing Dates	
Planning and Zoning Advisory Board Public Hearing	March 21, 2024 9:00 AM or as soon thereafter
City Commission Public Hearing First Reading	April 9, 2024 10:00 AM or as soon thereafter
City Commission Public Hearing Second Reading	April 23, 2024 6:00 PM or as soon thereafter

As previously stated, the ordinance was advertised in a newspaper of general circulation within the City of North Port under the provisions of Section 171.044(6), Florida Statutes, Section 7.01 (c) of the Charter of the City of North Port, and Chapter 1 Article II, Section 1-12 of the City's Unified Land Development Code (**Exhibit C, Legal Advertisement**).

Notices of the public hearings were mailed to property owners within one thousand three hundred and twenty (1,320) feet of the subject property on March 4, 2024 (**Exhibit H, Notice to Adjacent Property Owners**).

A letter to the property owner noticing the time and place of the public hearings was mailed via certified mail on March 7, 2024 (**Exhibit I, Notice to Property Owner**).

VIII. RECOMMENDED MOTION

The Planning & Zoning Division recommends that the Planning and Zoning Advisory Board recommend that the Commission of the City of North Port approve Petition ANX-23-190, Warm Mineral Springs Motel Voluntary Annexation via Ordinance No. 2024-08 and find that based on competent substantial evidence, the petition for voluntary annexation complies with the Florida Statutes Chapter 171, City of North Port Comprehensive Plan and the Unified Land Development Code.

IX. ALTERNATIVE MOTION

DENY ANX-23-190, Warm Mineral Springs, Voluntary Annexation

I move to recommend the denial of Petition ANX-23-190, Warm Mineral Springs, Voluntary Annexation via Ordinance No. 2024-08, and find that based on competent substantial evidence, the petition for voluntary annexation does not comply with the Florida Statutes Chapter 171, City of North Port Comprehensive Plan and the Unified Land Development Code.

X. EXHIBITS

A. Affidavit
B. Warranty Deed
C. Legal Advertisement
D. Notice to County Commissioners
E. Availability of Water/Sewer Letter
F. Fiscal Impact Analysis
G. Business Impact Estimate
H. Notice to Adjacent Property Owners
I. Notice to Property Owner

AFFIDAVIT

Exhibit A- Affidavit

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

Sworn and subscribed before me this 26th day of April, 2023

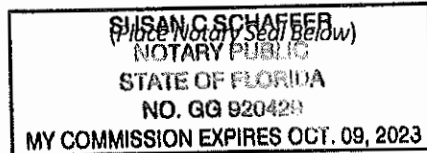
Vijay Patel
Signature of Applicant or Authorized Agent

Vijay Patel Owner
Print Name and Title

STATE OF Florida COUNTY OF Pasco

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

Susan C Schaefer
Signature - Notary Public

**AFFIDAVIT****AUTHORIZATION FOR AGENT/APPLICANT**

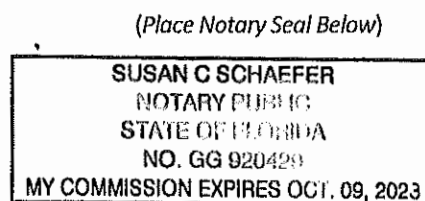
I, Vijay Patel, property owner, hereby authorize Manish Patel to act as Agent on our behalf to apply for this application on the property described as (legal description) 0791020004

Vijay Patel Owner Date 4/26/23

STATE OF Florida COUNTY OF Pasco

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

Susan C Schaefer
Signature - Notary Public





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

Detail by Entity Name

Florida Limited Liability Company
NORTH PORT INVESTMENT ONE LLC

Filing Information

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

Principal Address

12597 TAMIAMI TRL
NORTH PORT, FL 34287

Mailing Address

6903 CONGRESS ST
NEW PORT RICHEY, FL 34653

Changed: 04/12/2019

Registered Agent Name & Address

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

Address Changed: 04/12/2019

Authorized Person(s) Detail

Name & Address

Title AMBR

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

Annual Reports

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

2023

03/24/2023

Document Images

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

Recording 44
 Index 100
 docstamps 7700
 7745

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

Doc Stamp-Deed: \$7,700.00



Prepared by and return to:

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

Property Appraiser's Parcel ID No. 0791020004

WARRANTY DEED

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

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

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

Said Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has a good right and lawful authority to sell and convey the said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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

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

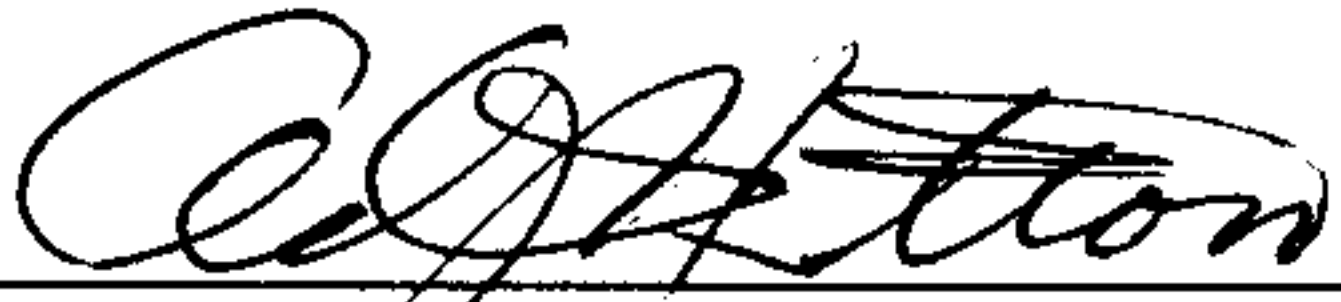
This conveyance is subject to the following: (1) Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same: (2) Zoning and other governmental regulations, and: (3) Taxes and assessments for 2016 and subsequent years.

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

EXECUTED February 12, 2016

Signed, sealed, and delivered
in the presence of:


witness name printed Werner Untieser


witness name printed ANDREW D. BRUTTON

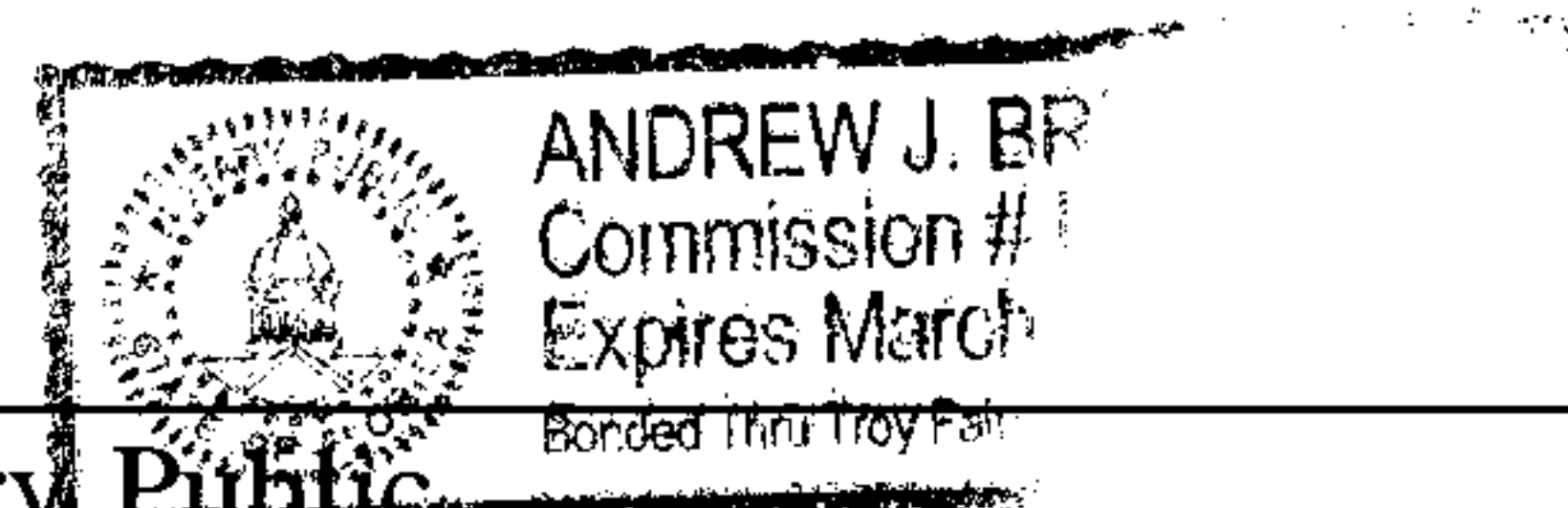
WARM MINERAL SPRINGS MOTEL, INC.
a Florida corporation


By: Gerhard G. Karl, President

"Grantor"

STATE OF FLORIDA
COUNTY OF SARASOTA

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



Notary Public

My Commission expires:

z:\a\r\karl\fd\deed

Order No.: 5434808

Reference: North Port Investment One - Warm Mineral Springs Motel

EXHIBIT "A"**DESCRIPTION:**

Lots 1, 2, 3, and 28, Block 1, Unit 78, WARM MINERAL SPRINGS as per plat thereof, recorded in Plat Book 9, Pages 7 and 7A, of the Public Records of Sarasota County, Florida. ALSO, a tract of land 285 feet by 200 feet lying on the Westerly side of Ortiz Blvd. at the intersection of Ortiz Blvd. and U.S. 41, said tract of land being more particularly described as follows: Beginning at the Intersection of the Westerly R/W line of Ortiz Blvd., and the Northerly R/W line of U.S. 41 (Tamiami Trail); thence N 86 deg. 03' W., along said Northerly R/W line 285 feet; thence N 02 deg. 45' W 200 feet; thence S 86 deg. 03' E 285 feet to the Westerly R/W line of Ortiz Blvd.; thence S 2 deg. 45' E along said R/W line 200 feet to the POB. All lying and being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida, LESS the following described parcel of land: Beginning at the intersection of the West Line of Ortiz Blvd. with the N line of Tamiami Trail (U.S. 41) thence North 86 deg. 03' West along said Tamiami Trail, 285 feet; thence North 2 deg. 45' West parallel to the West Line of Ortiz Blvd., 50.34 feet; thence South 86 deg. 03' East parallel to the North line of the Tamiami Trail, 285 feet to the West line of Ortiz Blvd.; thence South 2 deg. 45' East along the West line of Ortiz Blvd., 50.34 feet to the POB, per deed recorded May 9, 1957, O.R. Book 31, Page 489, and corrective deed recorded July 3, 1957, O.R. Book 42, Page 265, Public Records of Sarasota County, Florida.

AND:

A part of a vacated 20 ft. wide alley per Resolution recorded in Official Records Instrument No. 2016012159, of the Public Records of Sarasota County, Florida, situated within Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida, described as follows:

Begin at the Southwest corner Lot 3, Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida; thence S.86°03'00"E., along the South line of said Lot 3, a distance of 65.07 feet to the Southeast corner of said Lot 3, same being a point on the boundary line of said Plat of WARM MINERAL SPRINGS, Unit No. 78; thence S.02°45'00"E., along said boundary line of the plat of WARM MINERAL SPRINGS, Unit No. 78, same being the easterly terminus of a 20 ft. wide alley, a distance of 20.14 feet, to the Northeast corner of Lot 28, of said Block 1, WARM MINERAL SPRINGS, Unit No. 78; thence N.86°03'00"W., along the North line of said Lot 28, a distance of 67.42 feet to the Northwest corner of said Lot 28; thence N.03°57'00"E, along the northerly extension of the West line of said Lot 28, a distance of 20.00 feet to the POINT OF BEGINNING.

Being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida.

Parcel Contains 1.7716 Acres, or 77,172 Square Feet±.

Subject to a Blanket Easement for Cable TV recorded in Official Records Book 2182, Page 1742, Public records of Sarasota County, Florida.

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

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

I DO HEREBY FURTHER CERTIFY;

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

President: Gerhard G. Karl

Vice President/Secretary: Vivienne S. Karl

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

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

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

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

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

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

SHAREHOLDERS' CONSENT

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

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

WARM MINERAL SPRINGS MOTEL, INC.

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

Gerhard G. Karl
Gerhard G. Karl, Director

Vivienne S. Karl
Vivienne S. Karl, Director

Gerhard G. Karl
Gerhard G. Karl, Shareholder

Vivienne S. Karl
Vivienne S. Karl, Shareholder



PUBLIC HEARING

NOTICE OF INTENT TO CONSIDER

ANNEXATION PETITION NO. ANX-23-190

ORDINANCE NO. 2024-08

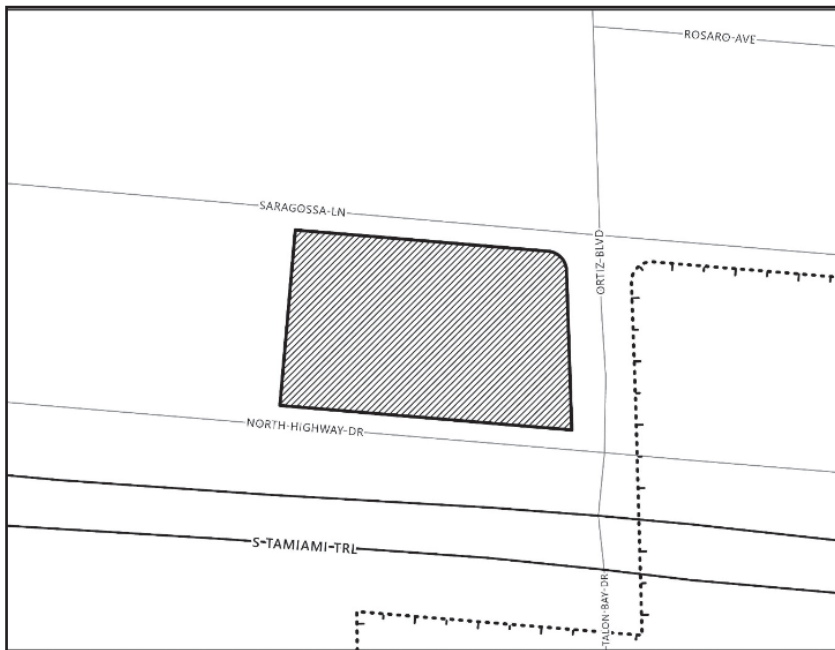
Exhibit C - Legal Advertisement

NOTICE IS HEREBY GIVEN that the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA), will hold a public hearing at 9:00 a.m. or shortly thereafter, on **Thursday, March 21, 2024**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon **Annexation Petition No. ANX-23-190**; voluntary annexation of ± 1.7716 acres of land into the City of North Port.

NOTICE IS HEREBY GIVEN that the City Commission of the City of North Port will hold a first reading public hearing at 10:00 a.m. or shortly thereafter, on **Tuesday, April 9, 2024**, and a second reading public hearing at 6:00 p.m., or shortly thereafter, on Tuesday, **April 23, 2024** in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon the adoption of the following proposed City Ordinance:

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

Site Location Map



Note: Proposed ANX-23-190 (boundary of the area) is depicted on this map. The site is generally located West of Ortiz Boulevard and North of US 41/Tamiami Trail (Warm Mineral Springs Hotel). The proposed site contains ± 1.7716 acres.

This notice is published pursuant to the requirements of Section 171.044 Voluntary Annexation Florida Statutes; accordingly, the publication of same must be accomplished once a week for two (2) consecutive weeks prior to the meeting at which the above Ordinance is to be considered and acted upon. The proposed Ordinance with complete legal description by metes and bounds is on file in the Office of the City Clerk for inspection by the public between the hours of 8 a.m. to 4 p.m. Monday through Friday. The files pertinent to ANX-23-190 are on file in the City of North Port Development Services Department, Planning & Zoning Division for inspection by the public between the hours of 8 a.m. to 4 p.m. Monday through Friday.

All interested parties may attend the meeting and be heard with respect to the proposed Petition/Ordinance.

This public hearing may be continued from time to time.

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these meetings upon which any appeal is to be based.

AMERICANS WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

/s/
Heather Faust, MMC
City Clerk

Publish: Monday March 4, 2024 and Monday March 11, 2024



February 20, 2024

Mr. Michael A. Morgan, Chair
Sarasota County Board of County Commissioners
1660 Ringling Blvd
Sarasota, Florida 34236
Via Certified Mail

Subject: Notification of Proposed Voluntary Annexation by the City of North Port (ANX-23-190) – Draft Ordinance 2024-08

Dear Mr. Morgan:

Pursuant to Florida Statutes Chapter 171, this letter is to notify Sarasota County of the City of North Port's intent to annex one (1) parcel containing approximately 1.7716 acres, which is contiguous to the City of North Port. The Property (PID # 0791020004) is described as follows:

Lots 1, 2, 3, and 28, Block 1, Unit 78, WARM MINERAL SPRINGS as per plat thereof, recorded in Plat Book 9, Pages 7 and 7A, of the Public Records of Sarasota County, Florida. ALSO, a tract of land 285 feet by 200 feet lying on the Westerly side of Ortiz Blvd. at the intersection of Ortiz Blvd. and U.S. 41, said tract of land being more particularly described as follows: Beginning at the Intersection of the Westerly R/W line of Ortiz Blvd., and the Northerly R/W line of U.S. 41 (Tamiami Trail); thence N 86 deg. 03' W., along said Northerly R/W line 285 feet; thence N 02 deg. 45' W 200 feet; thence S 86 deg. 03' E 285 feet to the Westerly R/W line of Ortiz Blvd.; thence S 2 deg. 45' E along said R/W line 200 feet to the POB. All lying and being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida, LESS the following described parcel of land: Beginning at the intersection of the West Line of Ortiz Blvd. with the N line of Tamiami Trail (U.S. 41) thence North 86 deg. 03' West along said Tamiami Trail, 285 feet; thence North 2 deg. 45' West parallel to the West Line of Ortiz Blvd., 50.34 feet; thence South 86 deg. 03' East parallel to the North line of the Tamiami Trail, 285 feet to the West line of Ortiz Blvd.; thence South 2 deg. 45' East along the West line of Ortiz Blvd., 50.34 feet to the POB, per deed recorded May 9, 1957, O.R. Book 31, Page 489, and corrective deed recorded July 3, 1957, O.R. Book 42, Page 265, Public Records of Sarasota County, Florida.

AND:

A part of a vacated 20 ft. wide alley per Resolution recorded in Official Records Instrument No. 2016012159, of the Public Records of Sarasota County, Florida, situated within Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida, described as follows:

Begin at the Southwest corner Lot 3, Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida; thence S.86°03'00"E., along the South line of said Lot 3, a distance of 65.07 feet to the Southeast corner of said Lot 3, same being a point on the boundary line of said Plat of WARM MINERAL SPRINGS, Unit No. 78; thence S.02°45'00"E., along said boundary line of the plat of WARM MINERAL SPRINGS, Unit No. 78, same being the easterly terminus of a 20 ft. wide alley, a distance of 20.14 feet, to the Northeast corner of Lot 28, of said Block 1, WARM MINERAL SPRINGS, Unit No. 78; thence N.86°03'00"W., along the North line of said Lot 28, a distance of 67.42 feet to the Northwest corner of said Lot 28; thence N.03°57'00"E, along the northerly extension of the West line of said Lot 28, a distance of 20.00 feet to the POINT OF BEGINNING.

Being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida.

Parcel Contains 1.7716 Acres, or 77,172 Square Feet±.

Subject to a Blanket Easement for Cable TV recorded in Official Records Book 2182, Page 1742, Public records of Sarasota County, Florida.



The public hearings for this annexation are tentatively for March 21, 2024, at 9:00 A.M. before the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA), and before the North Port City Commission on April 9, 2024, at 10:00 A.M. for the first reading. The second reading and final reading by the City Commission will be held on April 23, 2024, at 6:00 P.M. or as may be continued at the discretion of the Commission. Meetings are held in the North Port City Hall Commission Chambers, 4970 City Hall, Boulevard, North Port, Florida 34286.

The notices for this annexation will be published in the North Port Sun on March 4, 2024, and March 11, 2024.

Please contact Sherry Willette-Grondin, Planner III, at 941-429-7229 or SWillette@NorthPortFL.gov if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hank Flores".

Hank Flores, AICP, CFM
Planning & Zoning Manager

enc: Draft Legal Advertisement

cc: A. Jerome Fletcher II, ICMA-CM, MPA, North Port City Manager
Jason Yarborough, ICMA-CM, North Port Deputy City Manager
Alaina Ray, AICP, Director, North Port Director of Development Services
Lori Barnes, AICP, CPM, North Port Assistant Director of Development Services
Jonathan R. Lewis, ICMA-CM, Sarasota County Administrator
Matthew Osterhoudt, MPA, Director, Sarasota County Planning and Development Services Department
Michele Norton, AICP, Assistant Director, Sarasota County Planning and Development Services Department



2/26/2024

NORTH PORT INVESTMENT ONE LLC
 14106 US HWY 19, HUDSON, FL, 34667
 Site Address: 12597 S TAMIAMI TRL NORTH PORT, FL, 34287

Willingness to Serve Water, Wastewater

RE: Property at PID: 0791020004 Lots 1,2,3 and 28

Dear NORTH PORT INVESTMENT ONE LLC,

The City of North Port Utilities Department has reviewed your request for a letter of Service Availability for the above referenced property.

Per your request, it is understood that at this time the following properties will include the following developments:

Parcel 1, 2, 3, and 28	
General Estimate ERC Total	13.5

This project is not within the City Limits; However, the parcel is within the City's anticipated or projected utility service area as well as the US 41 corridor service area. Currently, the City has capacity at its water treatment plant and sewage treatment plant to provide capacity for this project. The capacity will be made available at the time of payment for capacity and may require contributions by the developer and/or the property owner. Although the City has capacity to serve this project, certain on-site and off-site utility improvements must be completed by the owner/developer and accepted by the City prior to water and wastewater service being available to this specific site.

In addition, because this property is in the County and outside City limits, in order for the City to provide water and wastewater service the Owner/Engineer must provide a letter from Sarasota County Utilities acknowledging that the City of North Port may provide service to the subject parcel until such time that the property is annexed into the City limits. The letter shall be provided to the City of North Port Utility Department.

The City does not guarantee or reserve capacity to any project unless the owner/developer enters into a Utility Agreement with the City, which may require voluntary annexation into the City, and will require approval by the City Commission.

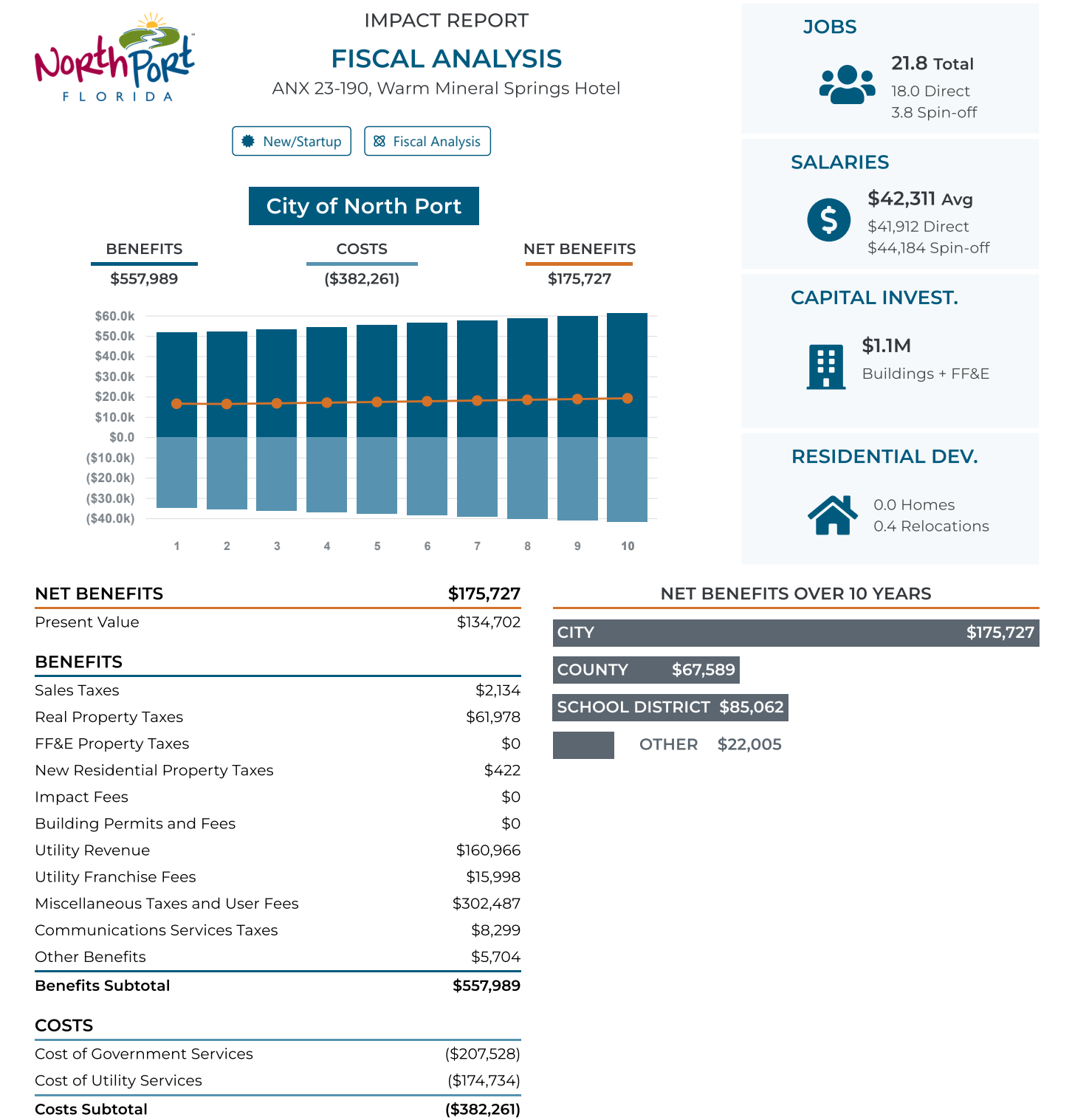
Before a building permit can be issued, an application for service, capacity fees and deposits will be required, and the builder must provide a plumbing plan, which is required on any non-residential structures to the City's Utility Department for calculation of appropriate capacity fees and meter size.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

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

Sincerely,

NORTH PORT UTILITIES
 Matthew Parolisi
 Development Coordinator
Matthew Parolisi

CC: Michael Acosta, Engineering Division Manager
 Darrell Smith, Utilities Construction Supervisor
 Susan Brasefield, Assistant Utilities Director





Business Impact Estimate

This Business Impact Estimate is provided in accordance with Florida Statutes Section 166.041(4).

ORDINANCE NO. 2024-08

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

1. Summary of the proposed ordinance

This ordinance proposes the voluntary annexation of approximately 1.7716 acres of certain contiguous real property into the corporate limits of the City of North Port, Florida, by Florida Statutes Chapter 171 and the Unified Land Development Code Section 53-22.

The public purpose of the ordinance is to serve the public health, safety, morals, and welfare of the citizens of the City of North Port, Florida. The property subject to this annexation request is a hotel currently experiencing septic system failure. Annexation of the property is required for connection to the City's water and wastewater utility. Providing utility services to this business that serves the public ensures public health will be maintained. Annexation of the property into the City limits enhances and diversifies the City's tax base. Diversifying the tax base helps minimize the tax burden on residential property owners. Increased ad-valorem revenue to the City will supplement capital improvement projects to serve the community.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any, including:

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and,**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

This proposed ordinance imposes no direct compliance costs on businesses and imposes no new charges or fees on those businesses.

Regulatory costs to the annexation property include initiation fees for connecting to City water and sewer services of approximately \$103,287.00. The fees associated with connecting to City services may change at the time the actual connection is made, as these are subject to the Code of the City of North Port, Chapter 78-60 Utilities. The estimated monthly base facility charge for water is \$131.25, and \$200.02 for wastewater, for a total monthly base cost of \$331.27. These charges do not include the monthly consumption rate of \$6.16 per 1,000 gallons up to 20,000 gallons for water and \$8.70 per 1,000 gallons for sewer, as those figures are based on usage and vary. The estimated increase in ad-valorem taxes impacting the business is approximately \$4,236.00, based on the Sarasota County Property Appraiser assessed value of \$1,124,695.00 and the City of North Port's current millage rate of 3.7667.

The total estimated revenues are as follows:

- One-time connection fee of \$103,287.00 for water and sewer.
- An estimated annual revenue of \$3,975.24 for the water and sewer base facility charge and \$4,236.00 in ad-valorem taxes for an additional annual revenue of \$8,211.24.

3. The City's good faith estimate of the number of businesses likely to be impacted by the proposed ordinance.

One; this ordinance will only impact one business owner (petitioner) and does not directly impact surrounding businesses.

4. Additional information the governing body deems useful, if any

None.



City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
ANNEXATION PETITION NO. ANX-23-190
ORDINANCE NO. 2024-08**

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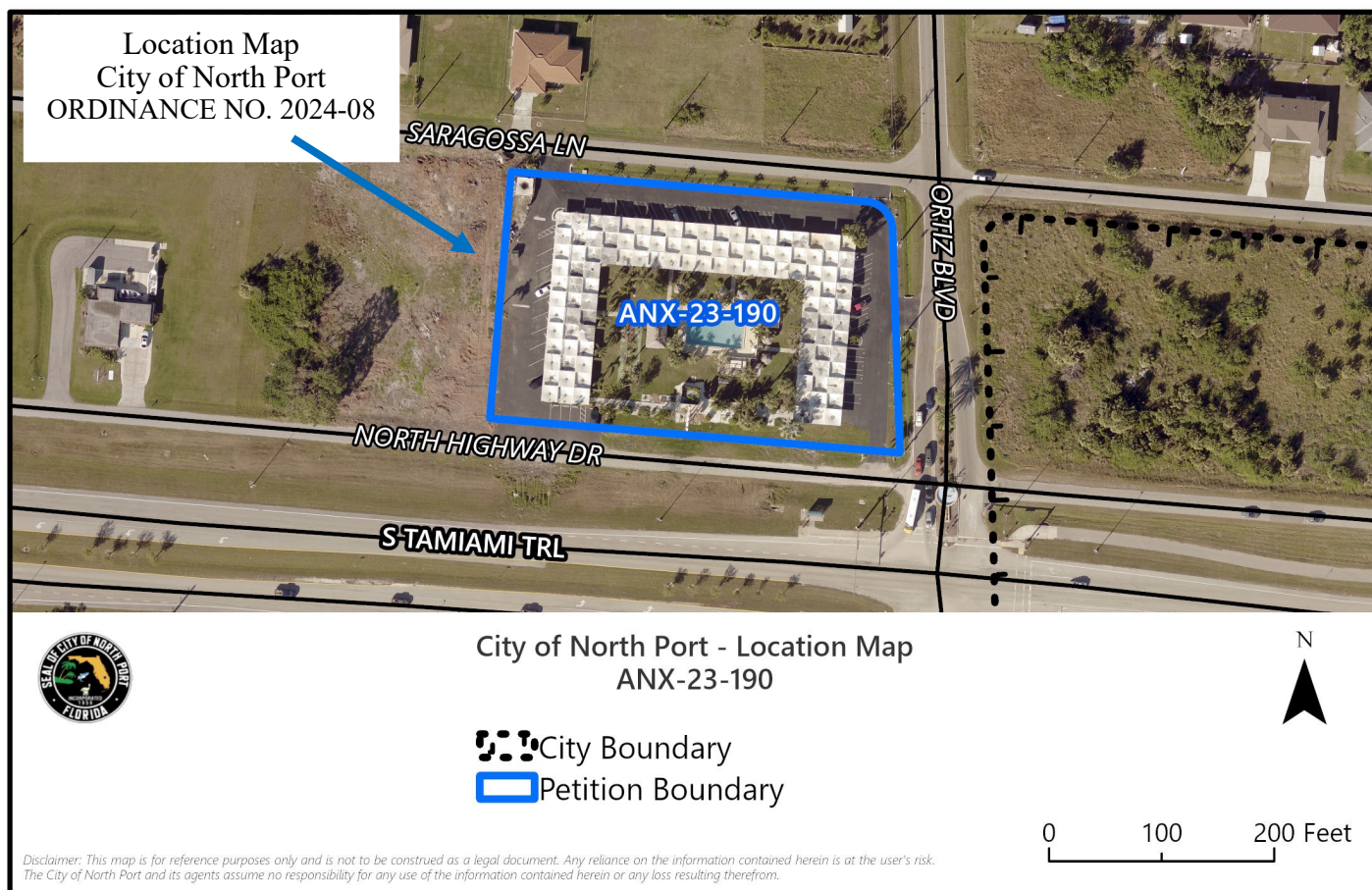
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MALIVUK NEVENA

406 PEARSON ST

AMHERSTBURG, ON N9V 0G4
CANADA





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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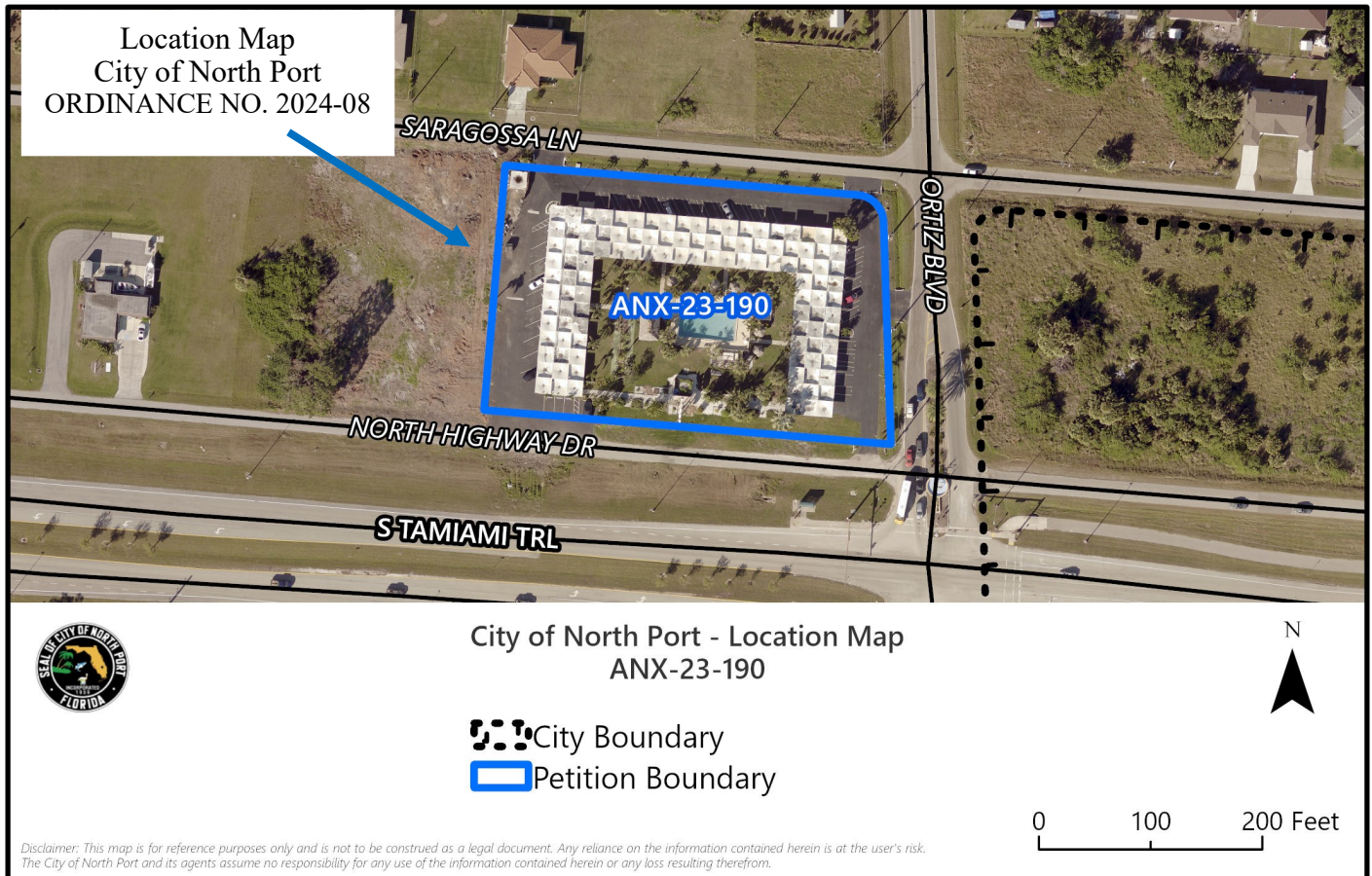
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JUAN QI LIVING TRUST

76 WESTON

IRVINE, CA 92620





City of North Port
Neighborhood Development Services
Planning & Zoning Division
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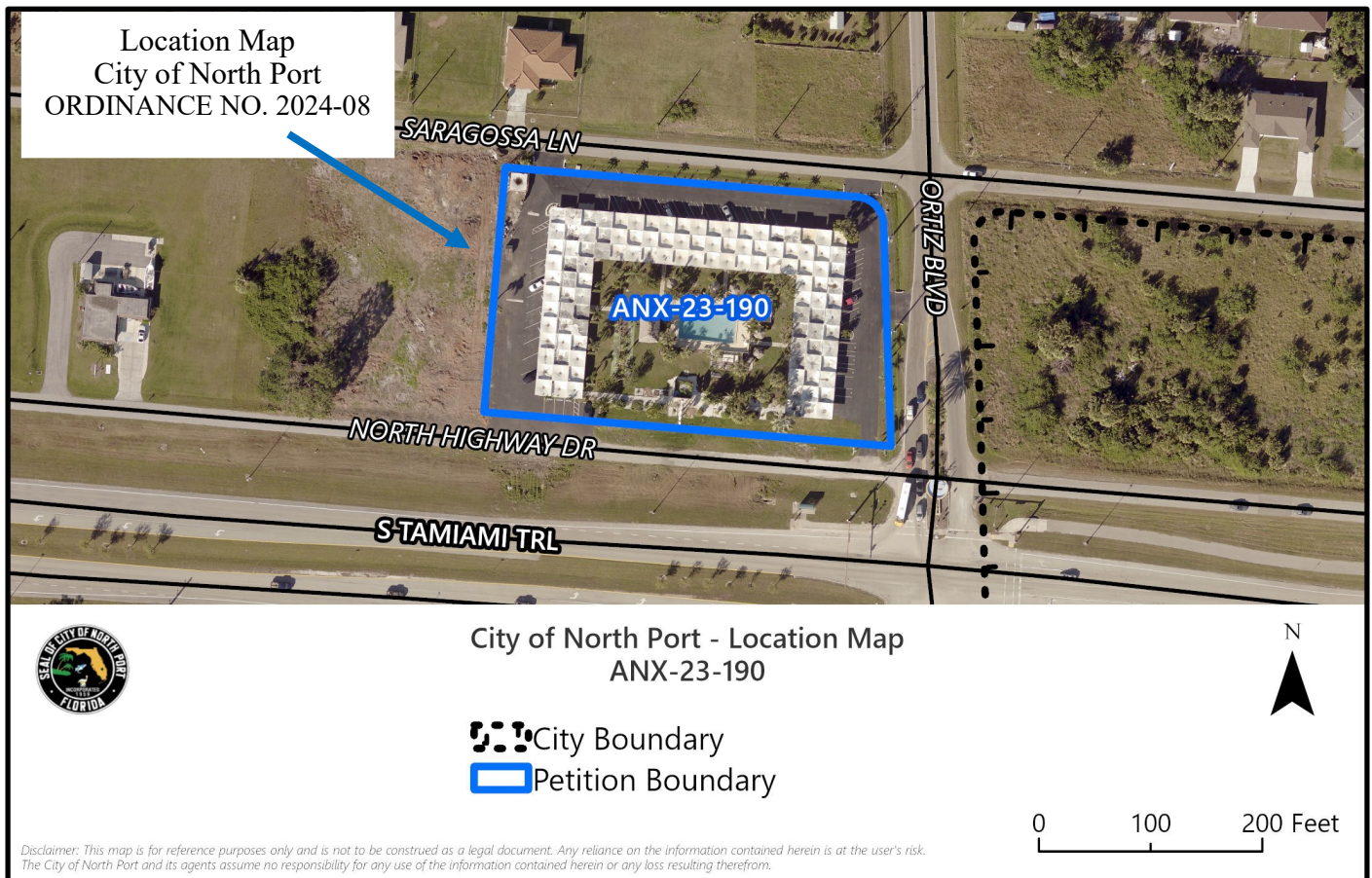
SONNIK VLADIMIR A
SONNIK KRISTINA

938 LAWTON AVE

ROSEVILLE, CA 95678

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ENOIU DIANA

16627 2ND AVE E

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BRADENTON, FL 34212

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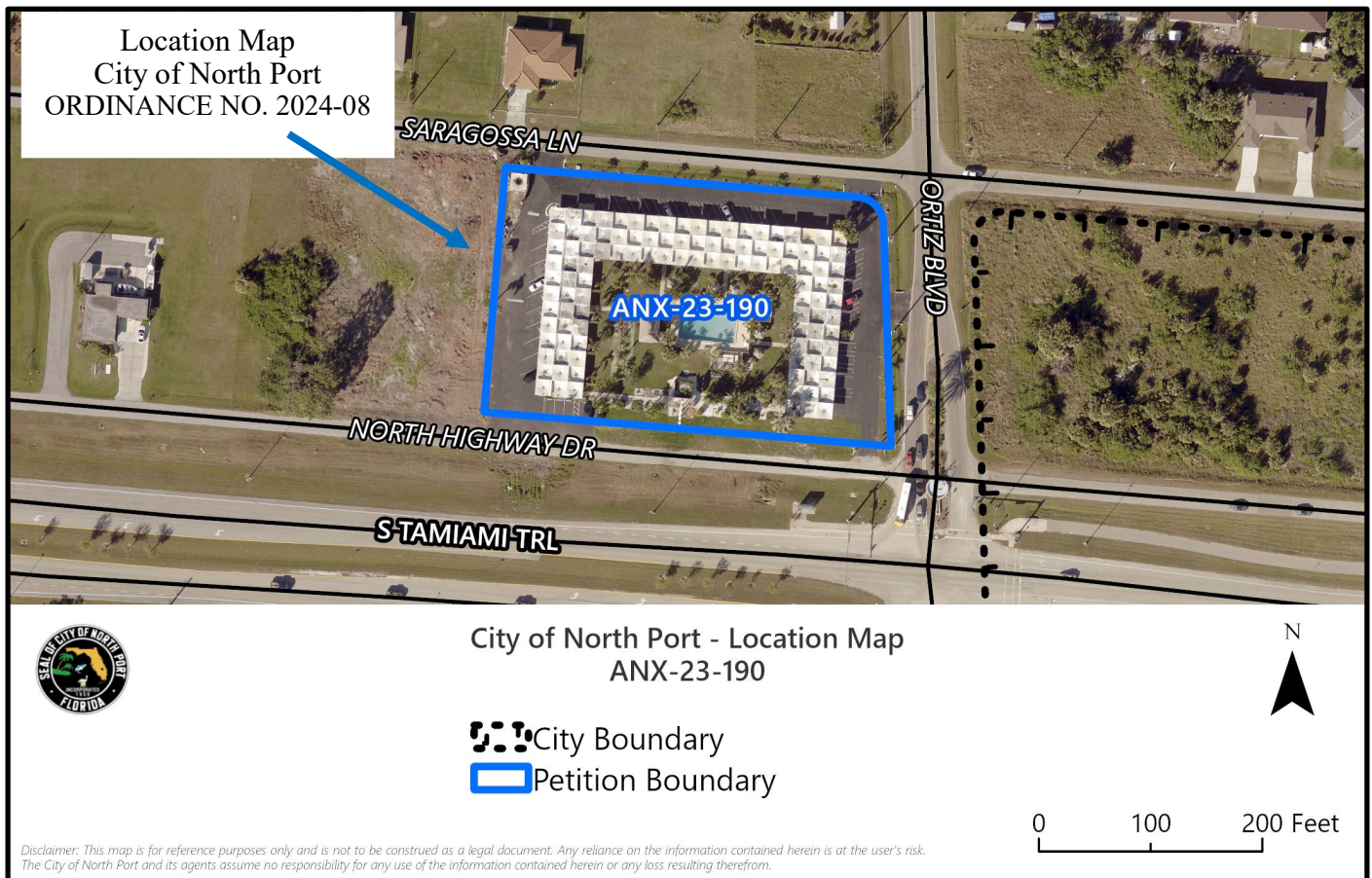
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SRI GMR PROPERTIES LLC

1190 SHOREVIEW DR

ENGLEWOOD, FL 34223





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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LENNAR HOMES LLC

10481 BEN C PRATT SIX MILE
CYPRESS PKWY

FORT MYERS, FL 33912





City of North Port
Neighborhood Development Services
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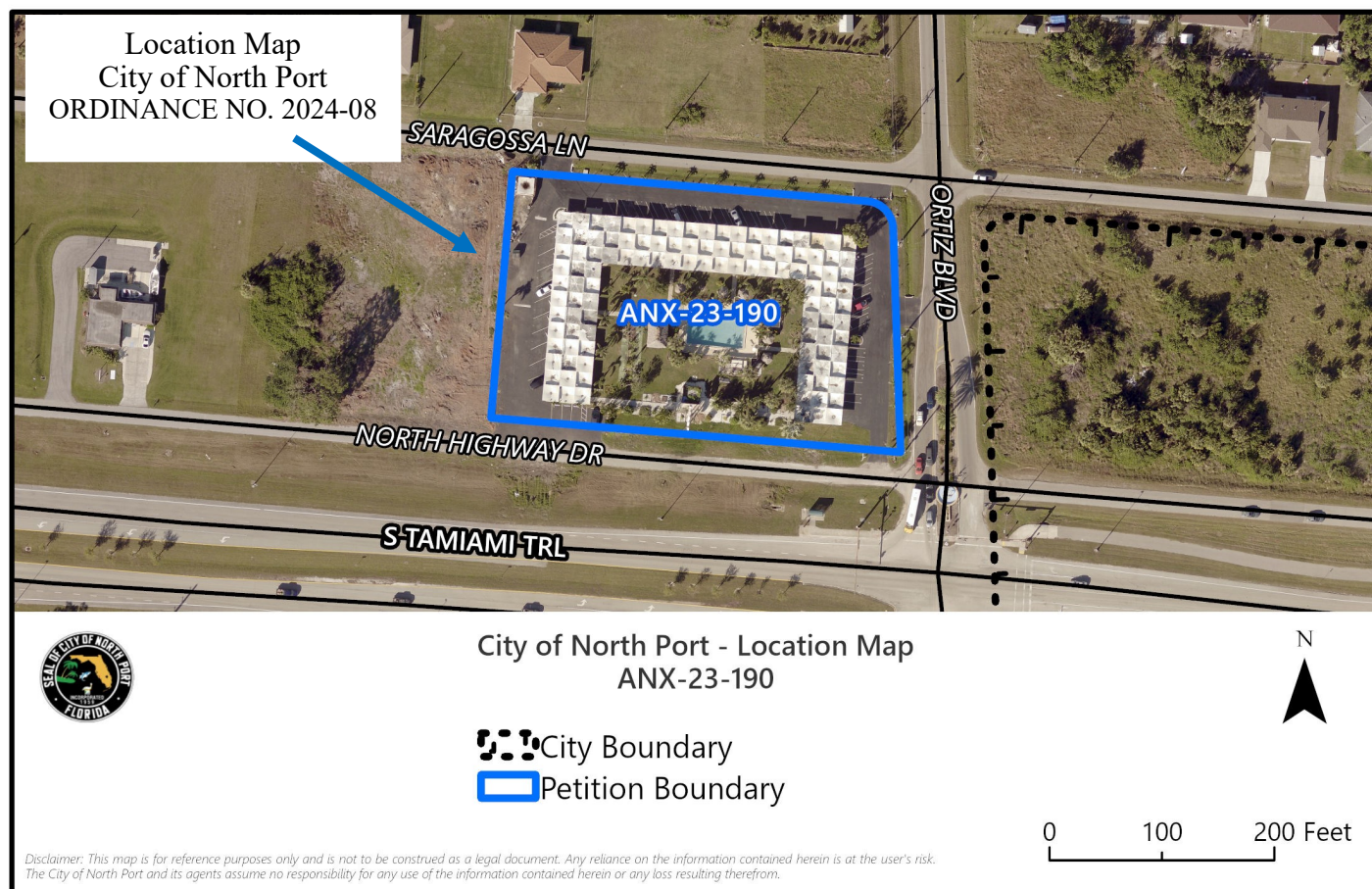
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TORTUGA HOMEOWNERS
ASSOCIATION INC

10481 SIX MILE CYPRESS
PKWY

FORT MYERS, FL 33966





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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FLASH INVESTORS LLC

6001 HIGHWAY A1A PMB
#8096

INDIAN RIVER SHORES, FL
32963





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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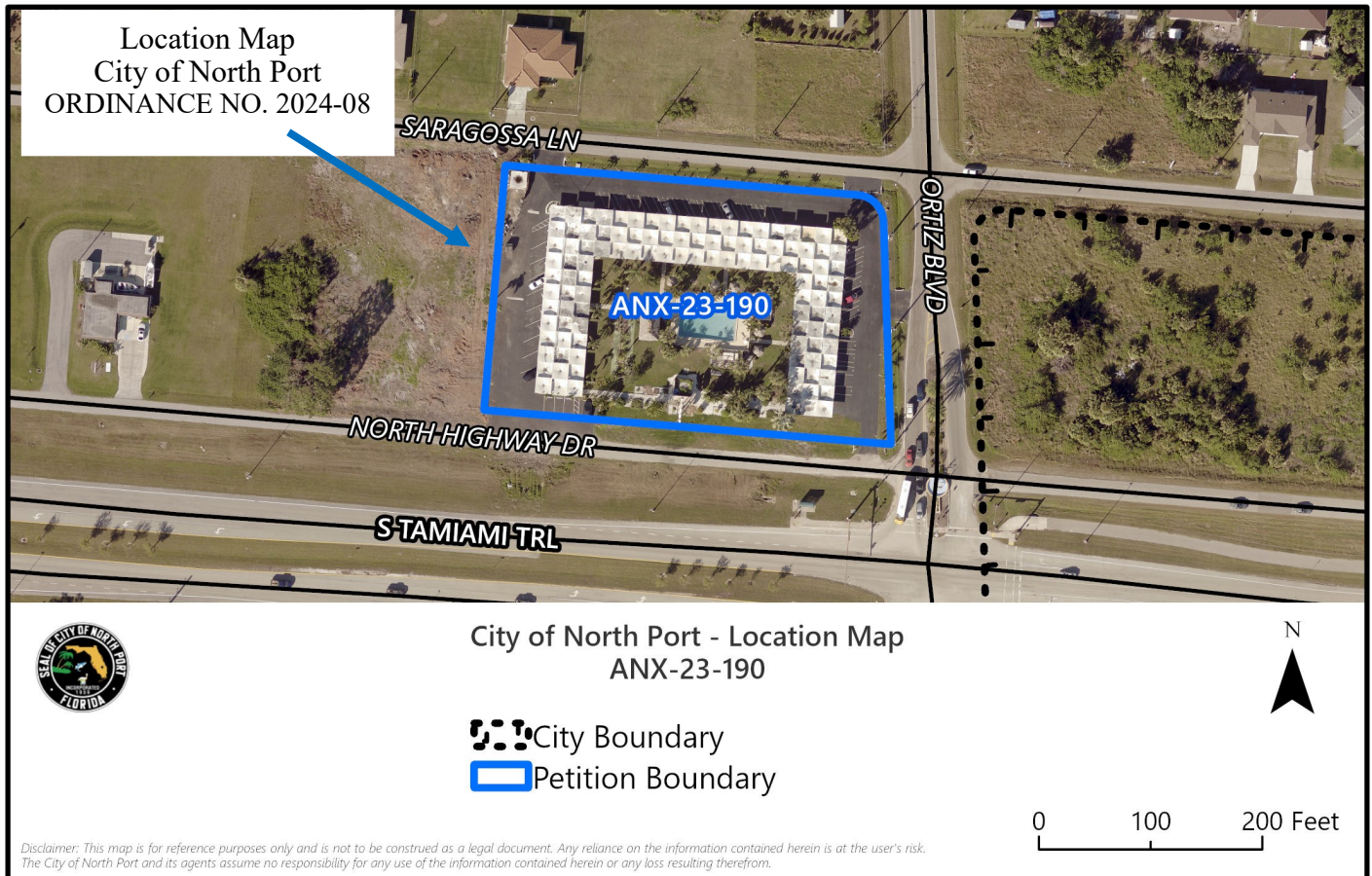
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ETLIN BORIS LEON
ETLIN GALINA ANNA

4917 SUMNER CREEK DR

JACKSONVILLE, FL 32258





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
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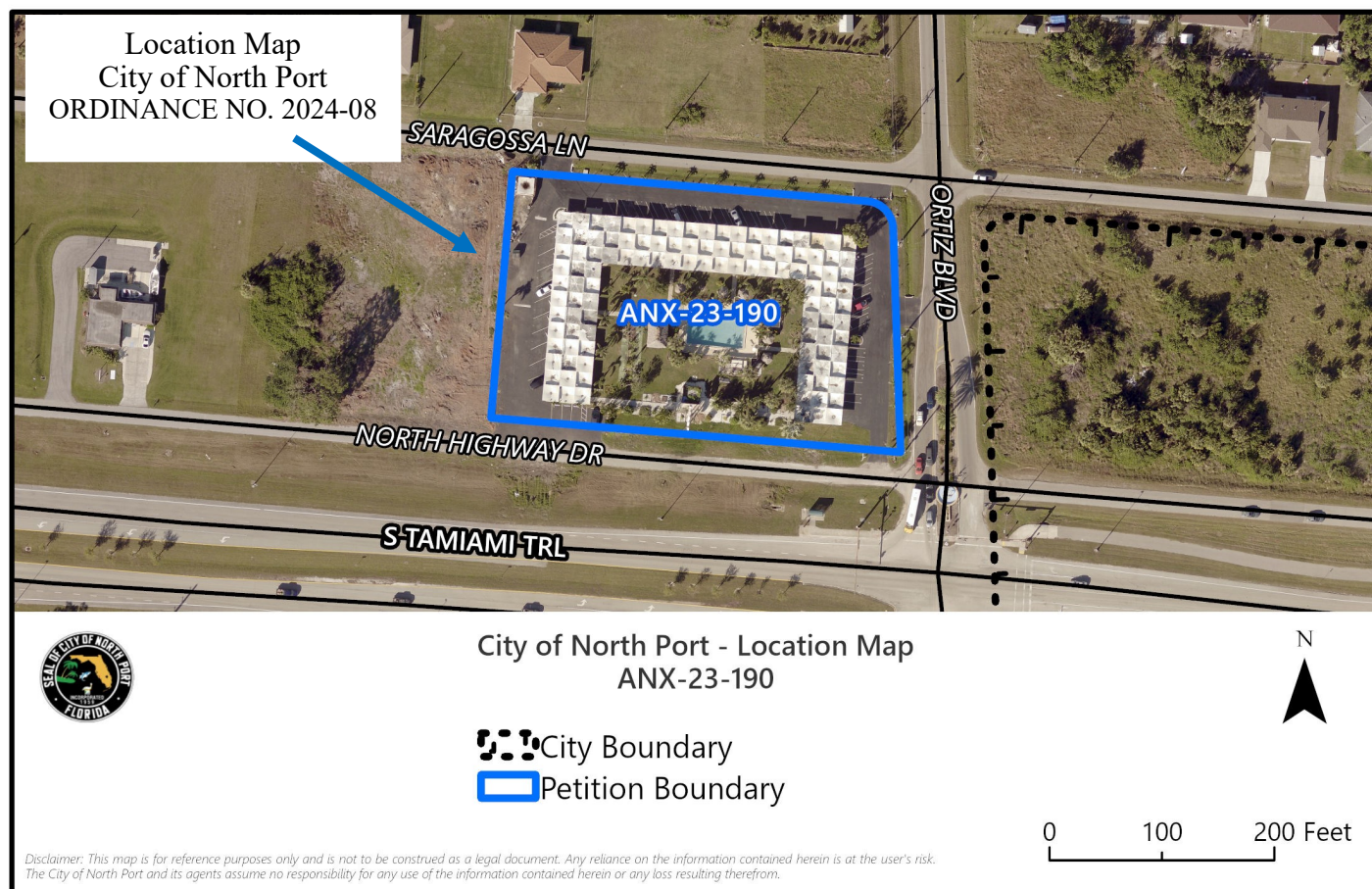
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SRI GMR PROPERTIES LLC

1118 CASEY KEY RD

NOKOMIS, FL 34275





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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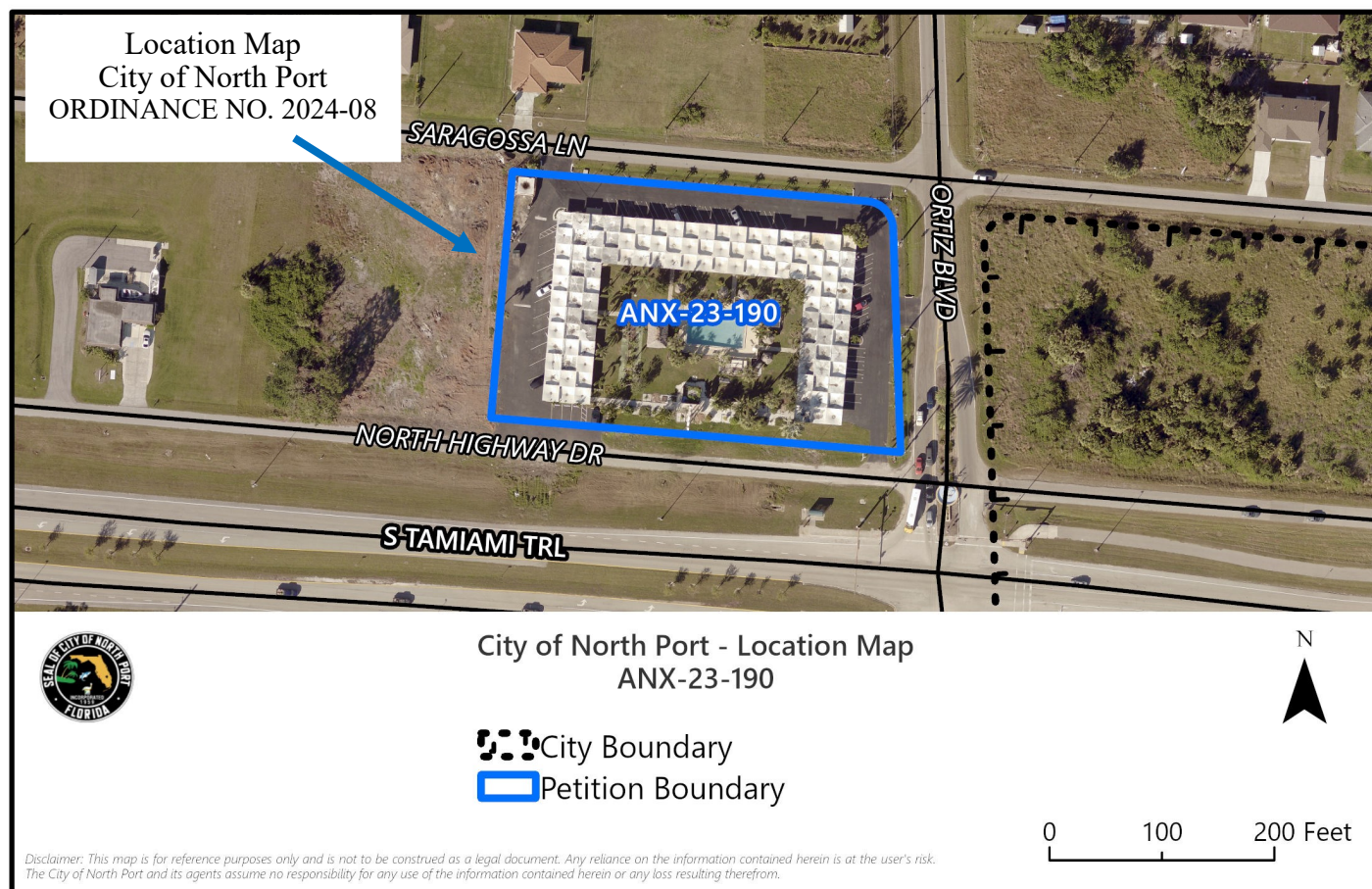
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AZIZOV ESTHER

12043 MARGARITA AVE

NORTH PORT, FL 34287





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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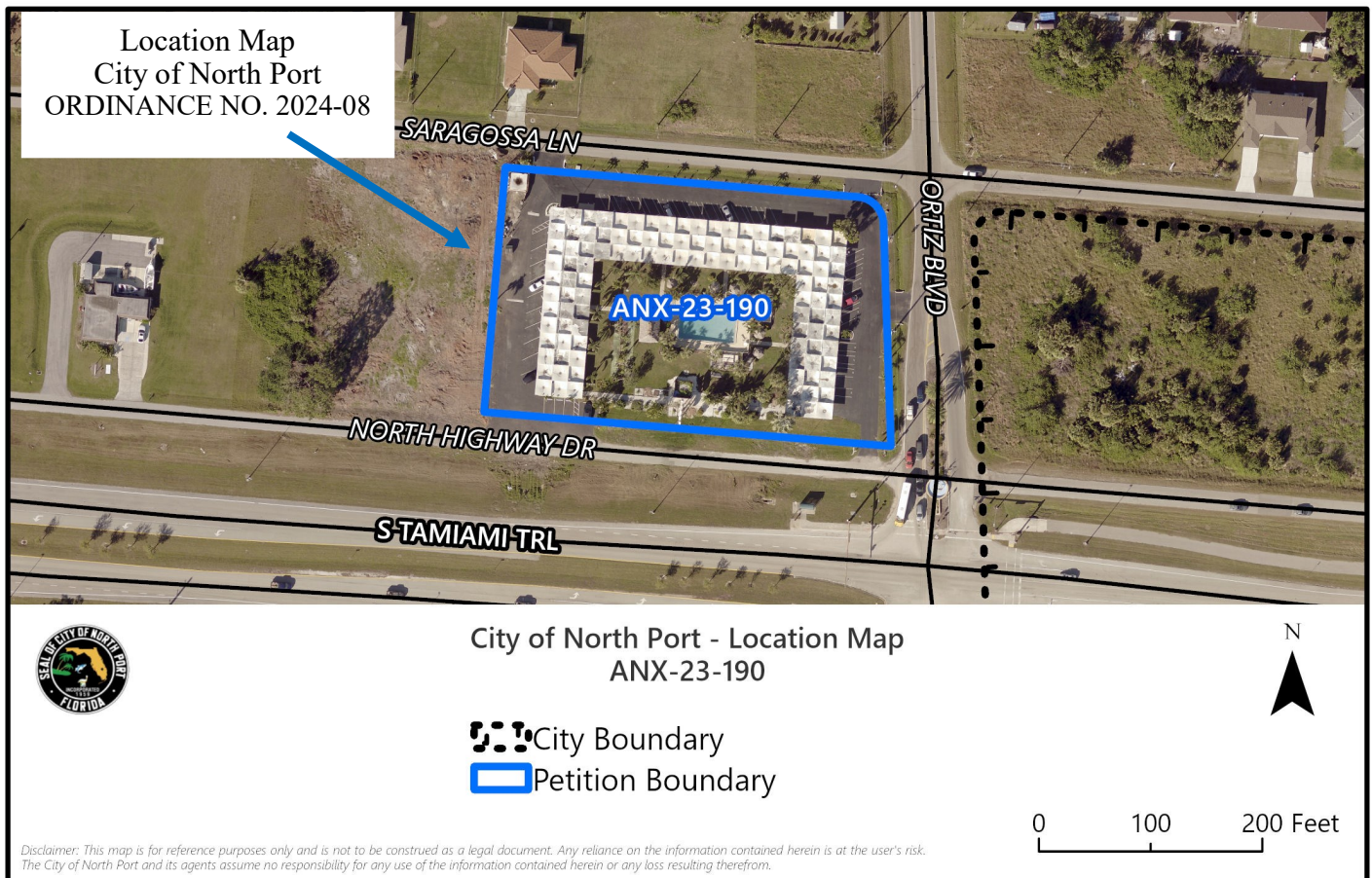
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WEST VILLAGES IMPROVE-
MENT DISTRICT

C/O SPECIAL DISTRICT SER-
VICES INC
2501 BURNS RD
PALM BEACH GARDENS, FL
33410





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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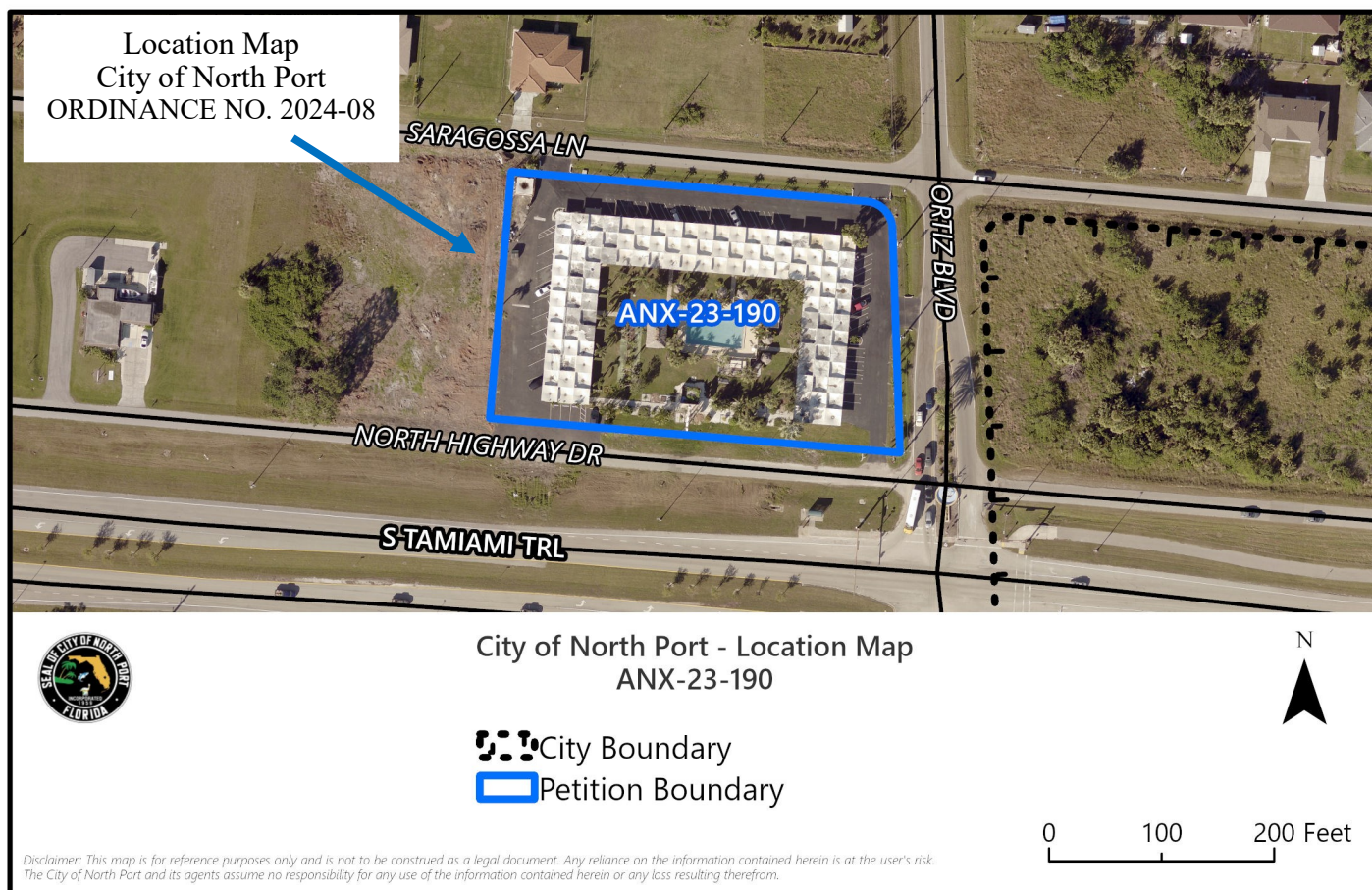
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WEST VILLAGES IMPROVE-
MENT DISTRICT

2051A BURNS RD

PALM BEACH GARDENS, FL
33410





City of North Port
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Planning & Zoning Division
4970 City Hall Boulevard
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SKS PROPERTIES LLC

357 SEVERIN RD SE

PORT CHARLOTTE, FL 33952-9739





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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UB PROPERTIES LLC

227 GEORGE RD SE

PORT CHARLOTTE, FL 33952-9158





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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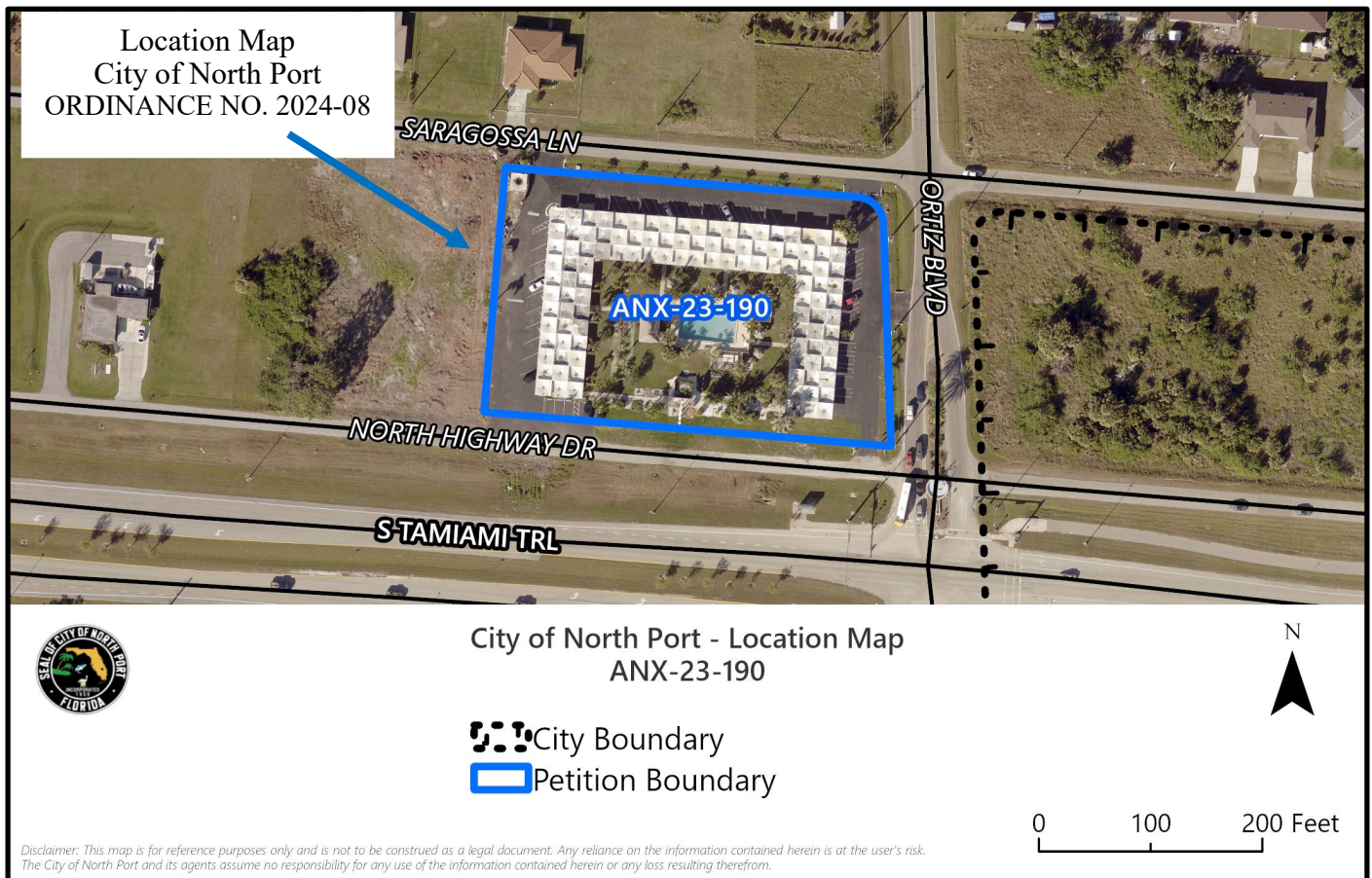
BARRETT ERICA SHERR

2624 COLORADO ST

SARASOTA, FL 34237

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BAYSIDE PET RESORT AT
WELLEN PARK LLC

8154 N TAMIAMI TRL

SARASOTA, FL 34243





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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BRISTOL EDWARD RUDOLF
REVOCABLE TRUST

800 N TAMIAMI TRL PH1611

SARASOTA, FL 34236





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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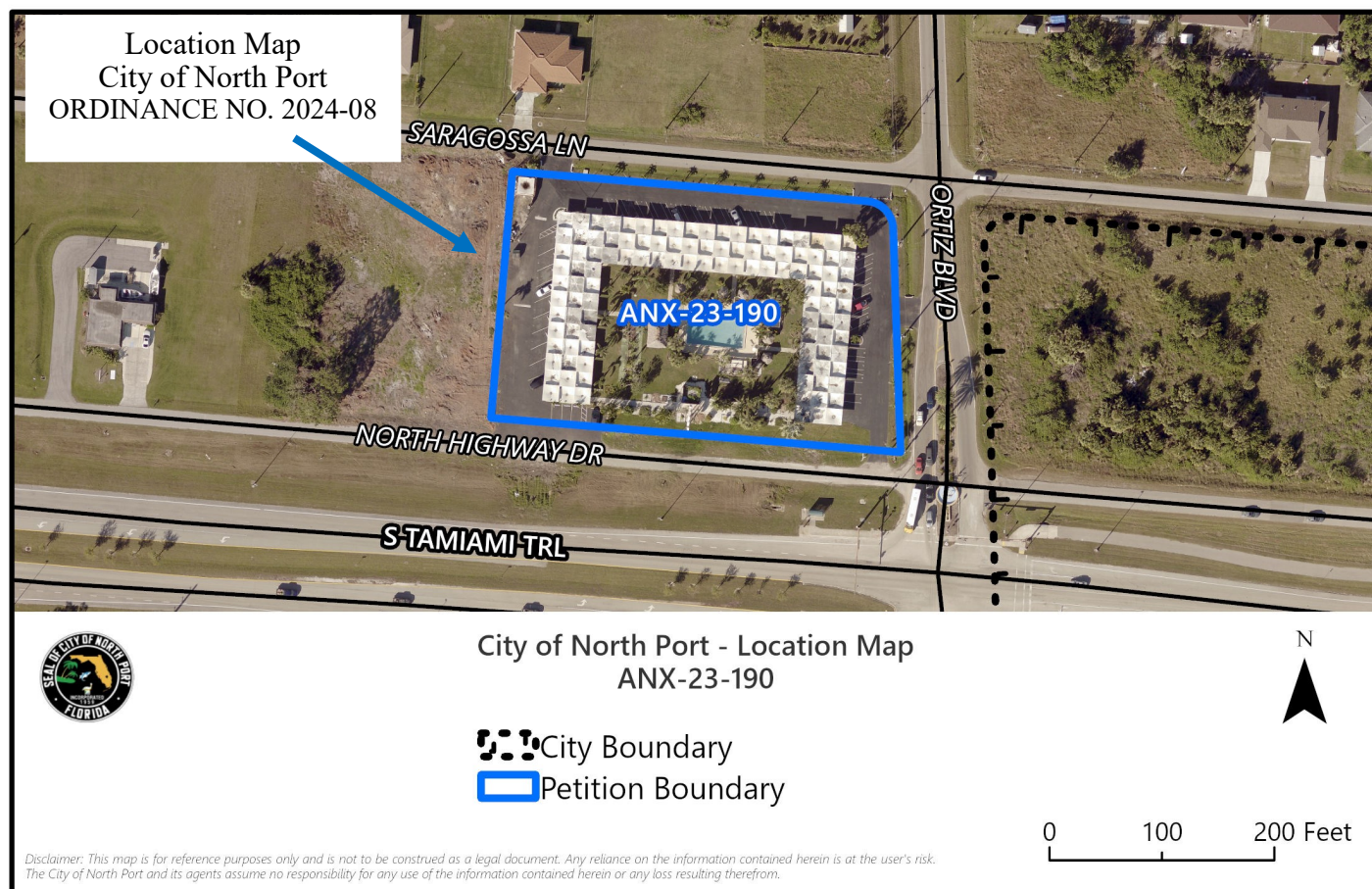
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MYAKKA RIVER TRAILS IM-
PROVEMENT ASSN INC

C/O SUNSTATE MANAGE-
MENT GROUP
PO BOX 18809
SARASOTA, FL 37276





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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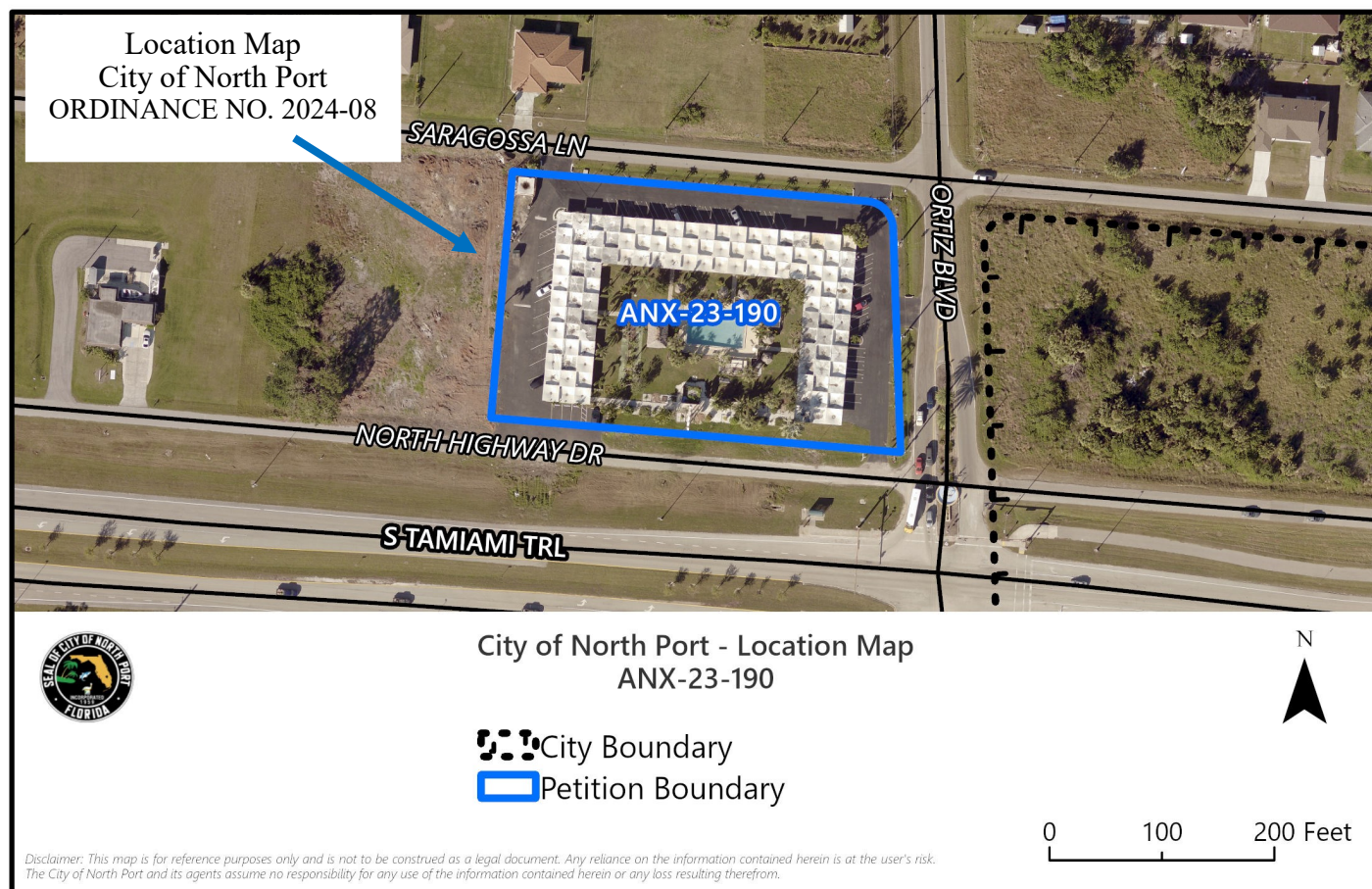
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SARASOTA COUNTY

PO BOX 8

SARASOTA, FL 34230-0008





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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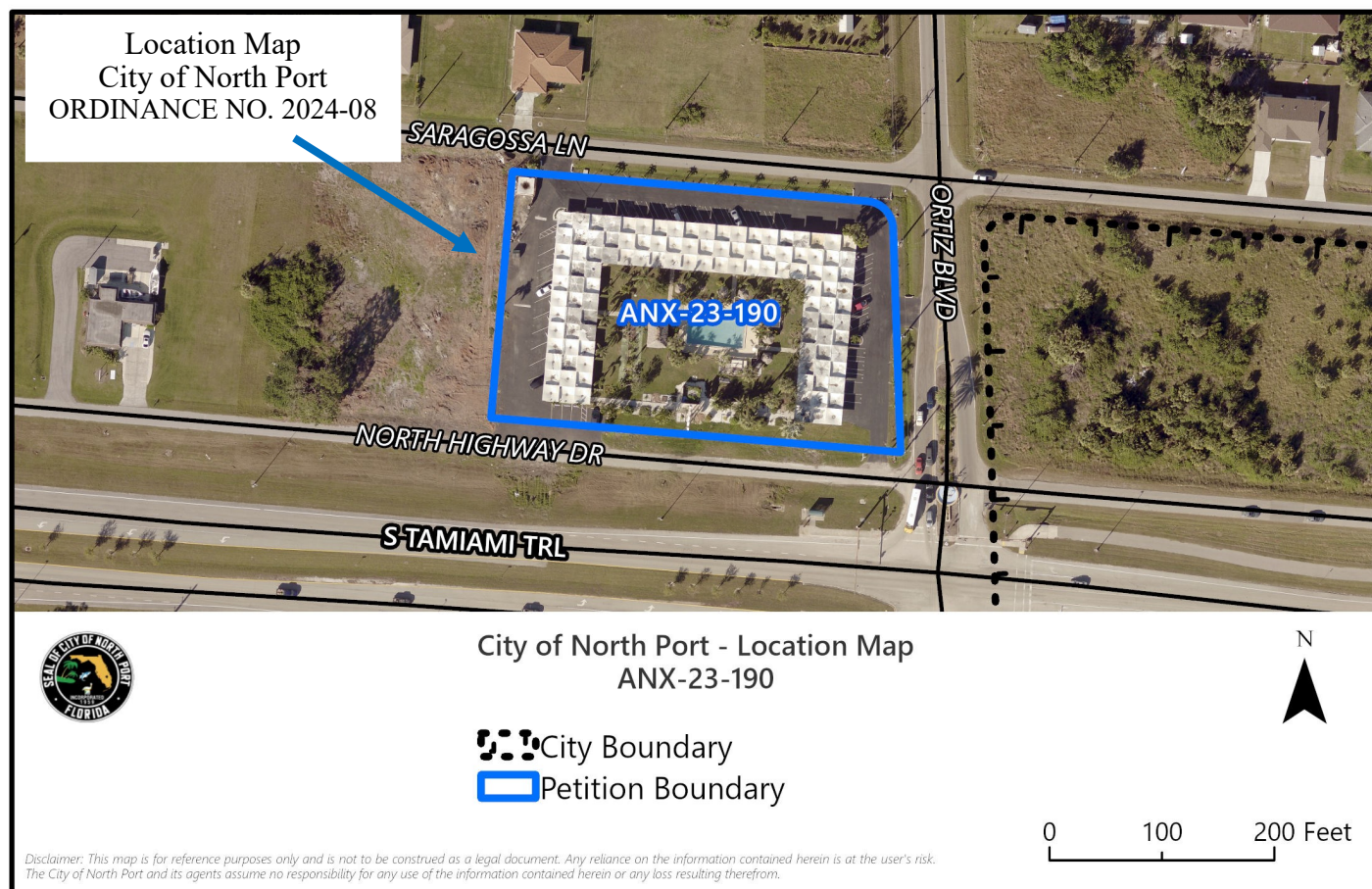
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SHI ZUYI
WANG YUCHENG
7060 GRASSLAND CT
SARASOTA, FL 34241





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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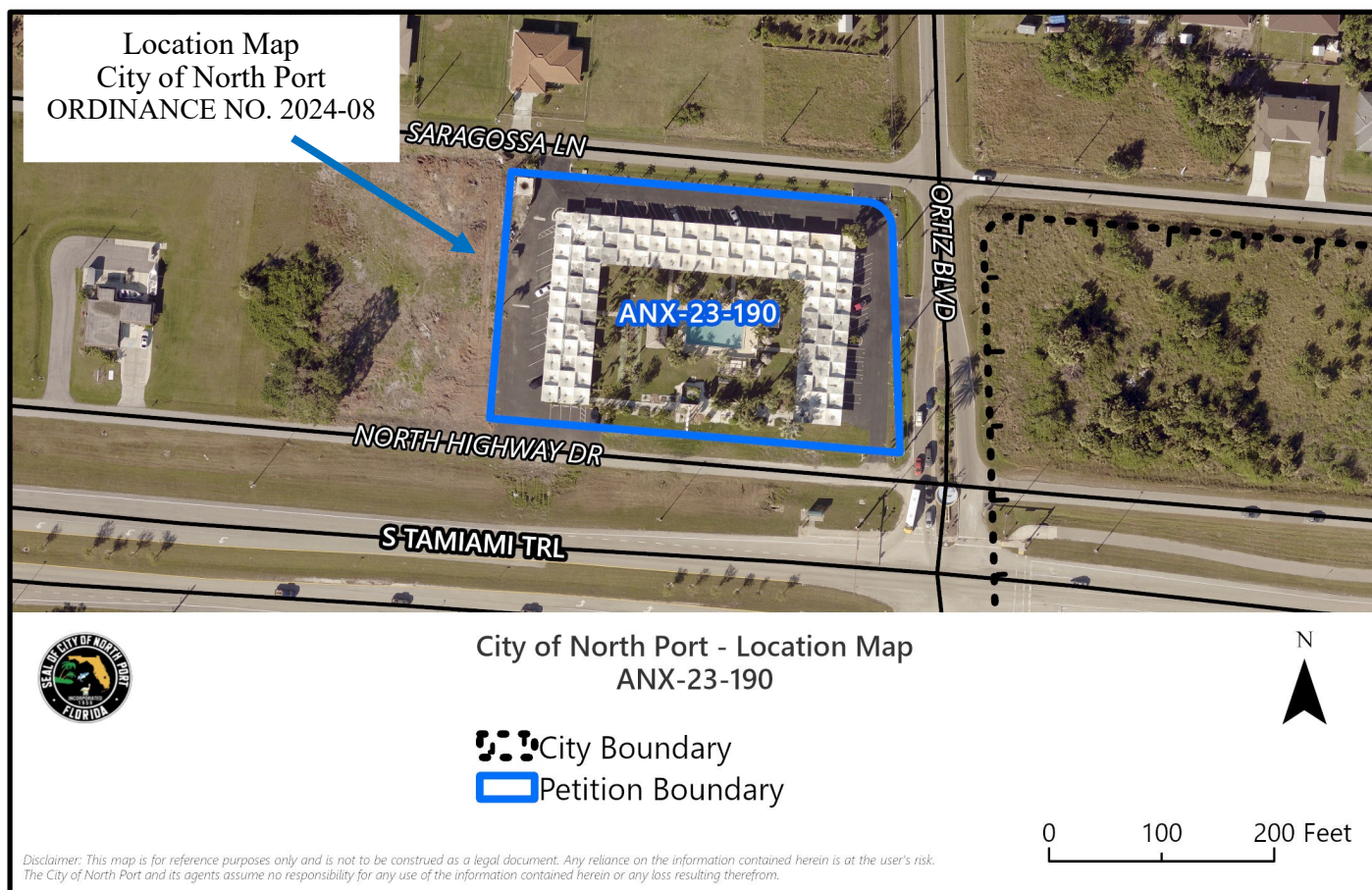
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310 N RIVER RD

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VENICE, FL 34293

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5 DIAMONDS OF VENICE LLC

2389 TAMIAMI TRL S

VENICE, FL 34293





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

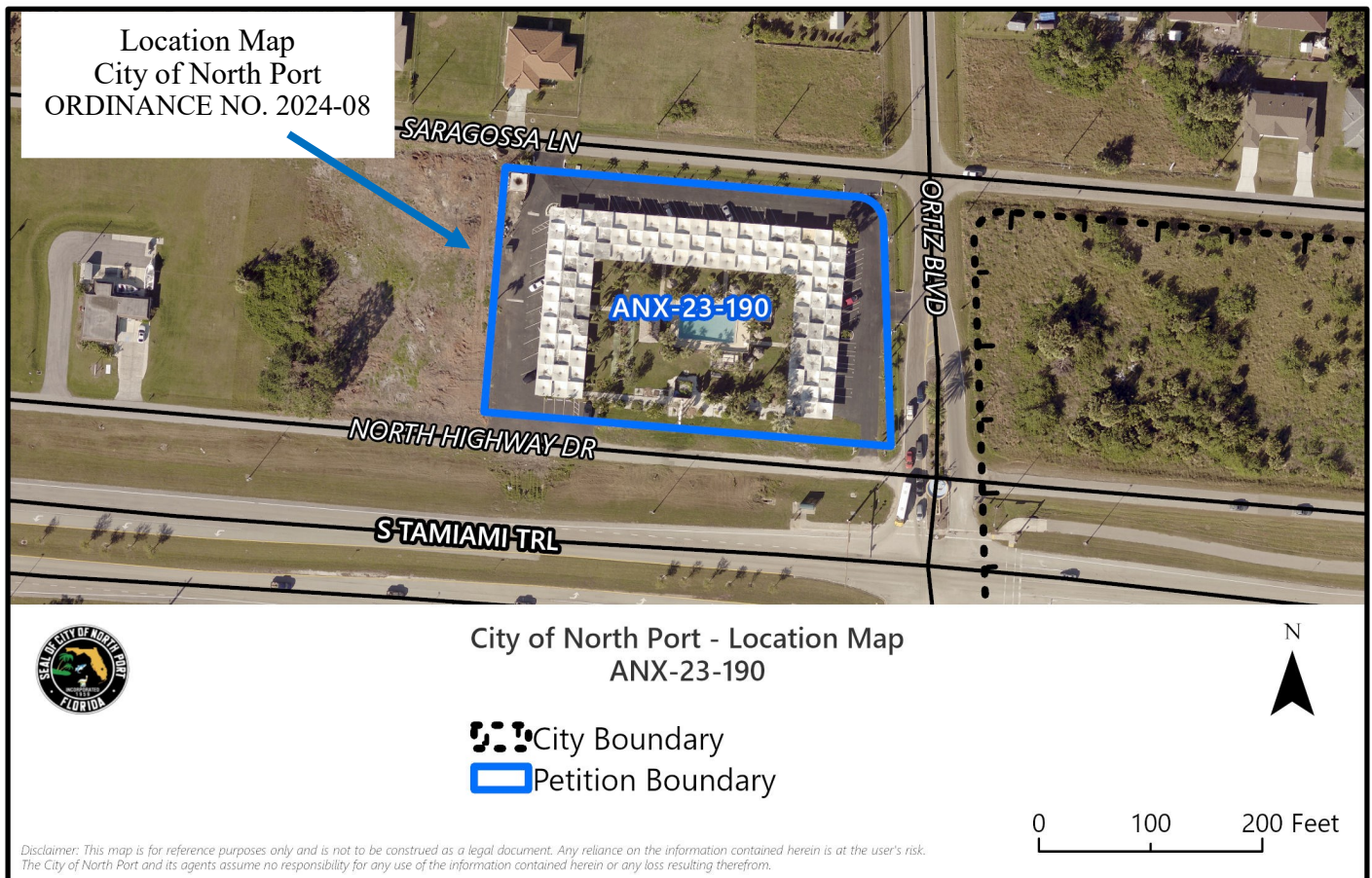
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AVILA MARCO
AVILA GINA MARIE
19729 FISHHAWK TRL
VENICE, FL 34293





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AVILA MARCO T

11120 BALFOUR ST

VENICE, FL 34293





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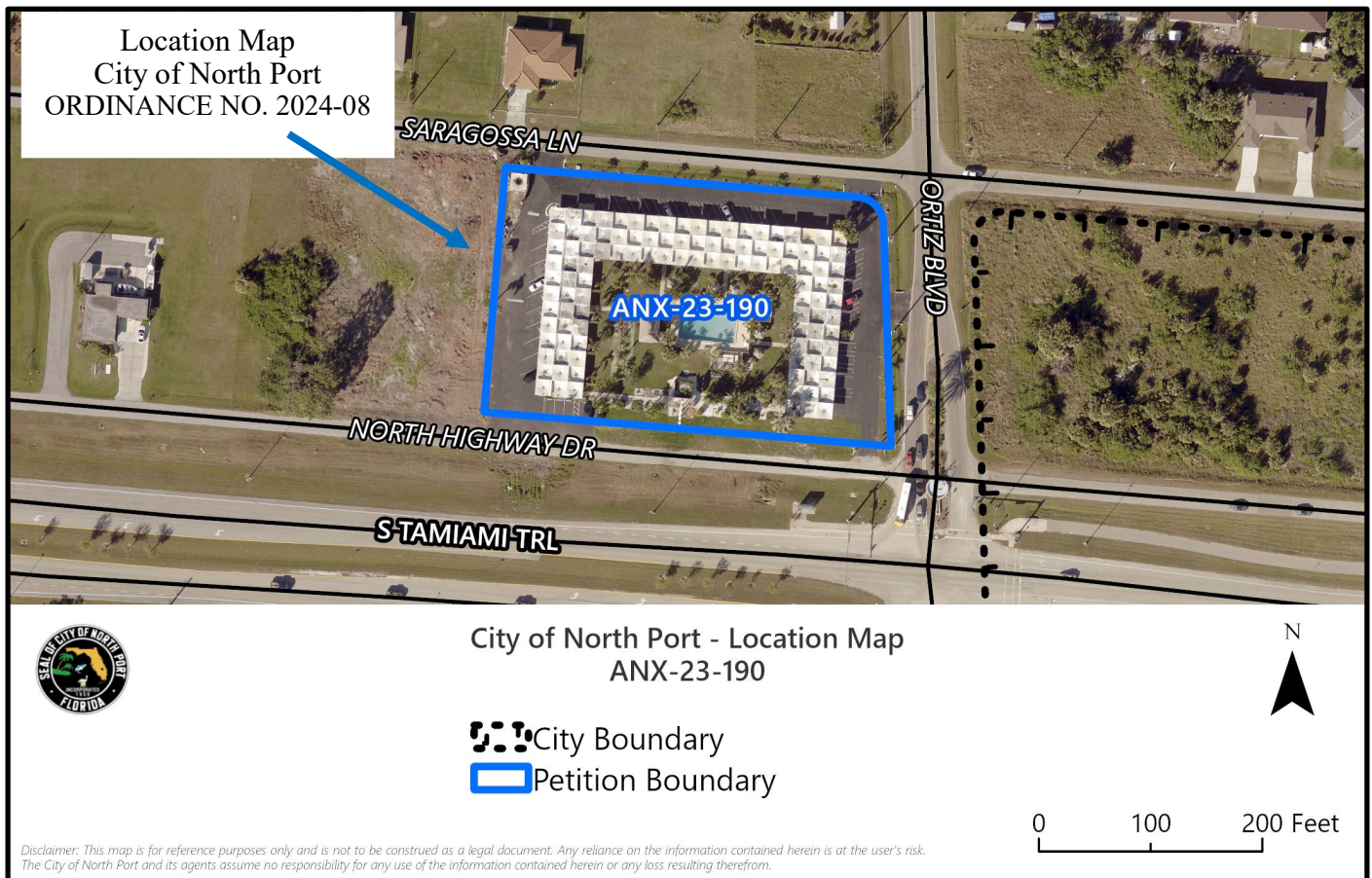
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BAKER RACHEL LYNN
HALL DAVID ALAN

19512 FISHAWK TRL

VENICE, FL 34293





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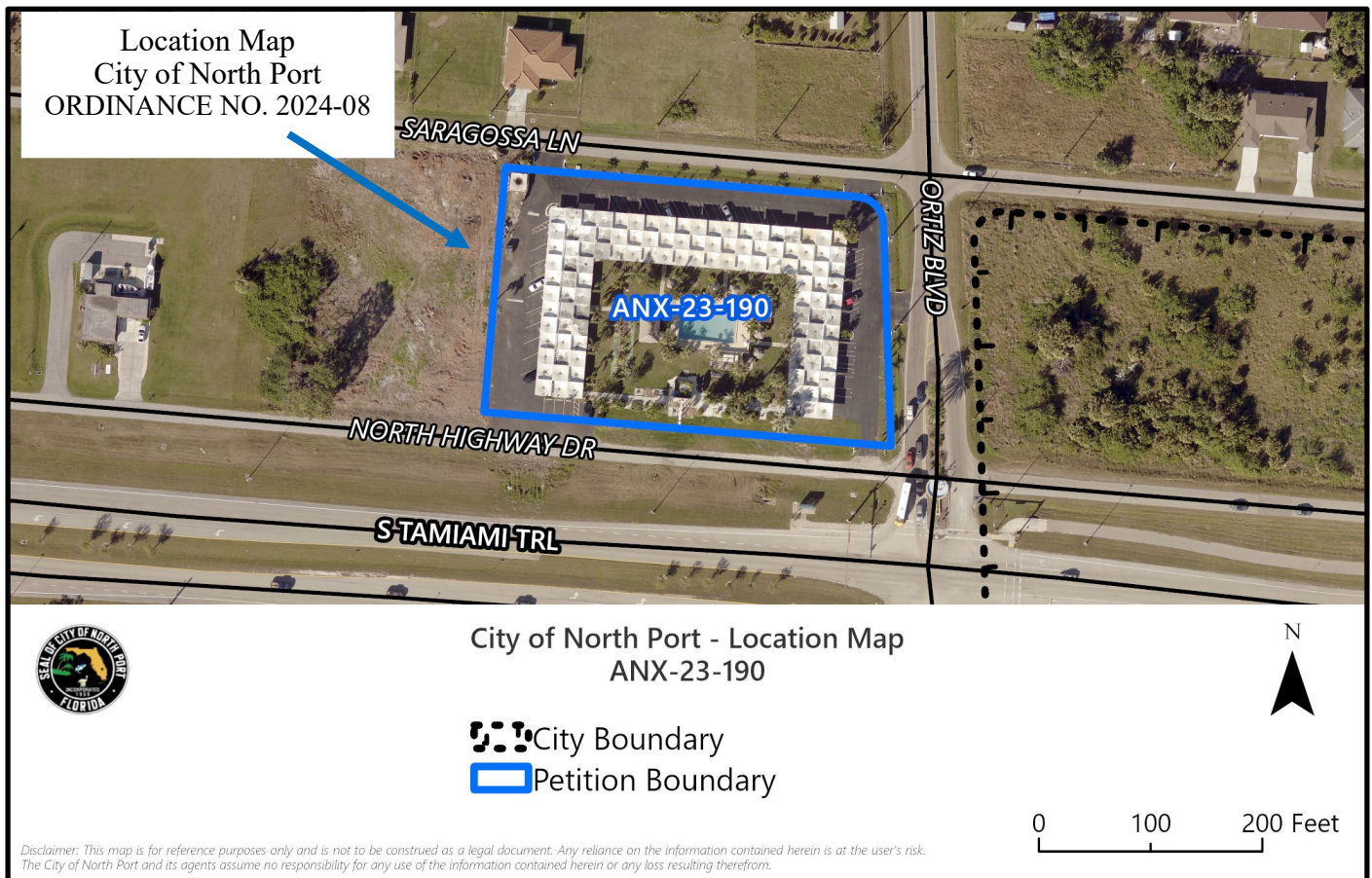
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BEVERLIE M LANGIERI REVO-
CABLE LIVING TRUST

C/O JEFFREY L LANGIERI
(TTEE)
9065 TAMIAMI TRL S
VENICE, FL 34293-5142





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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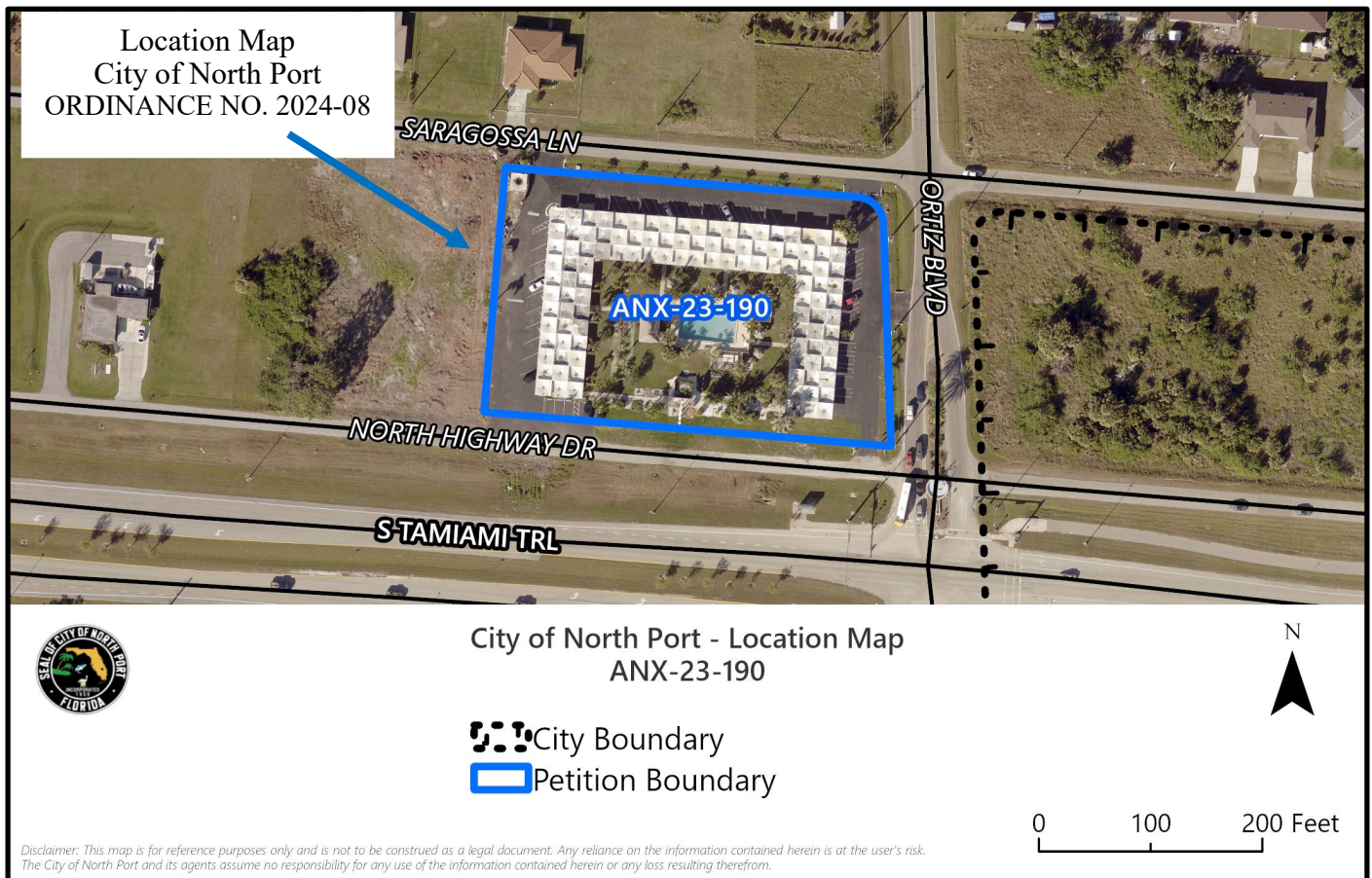
BINOY ABRAHAM
BINOY SUSAN

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VENICE, FL 34293-4705

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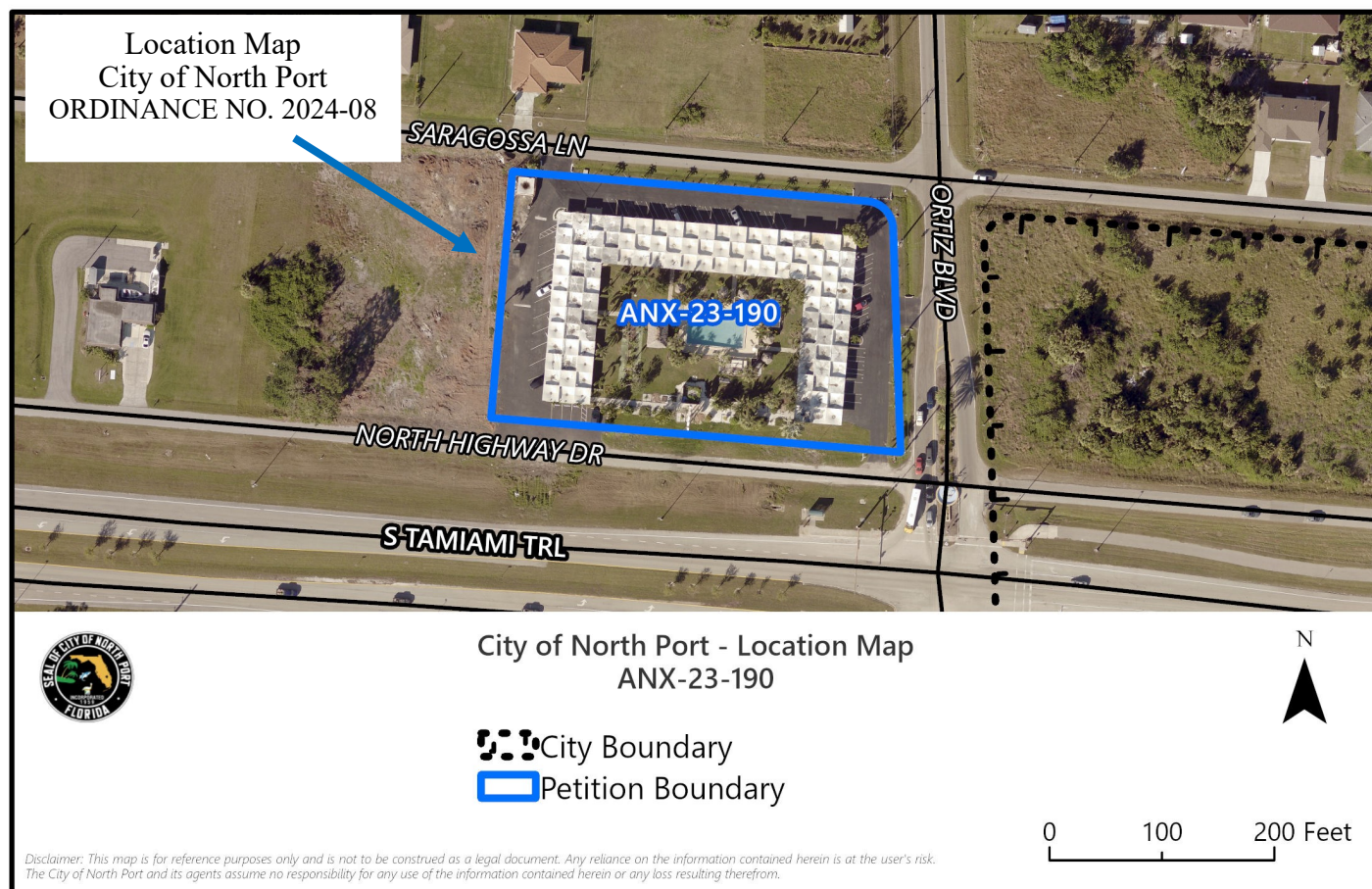
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BLACK JANE
BLACK MICHAEL
19753 FISHHAWK TRL
VENICE, FL 34293





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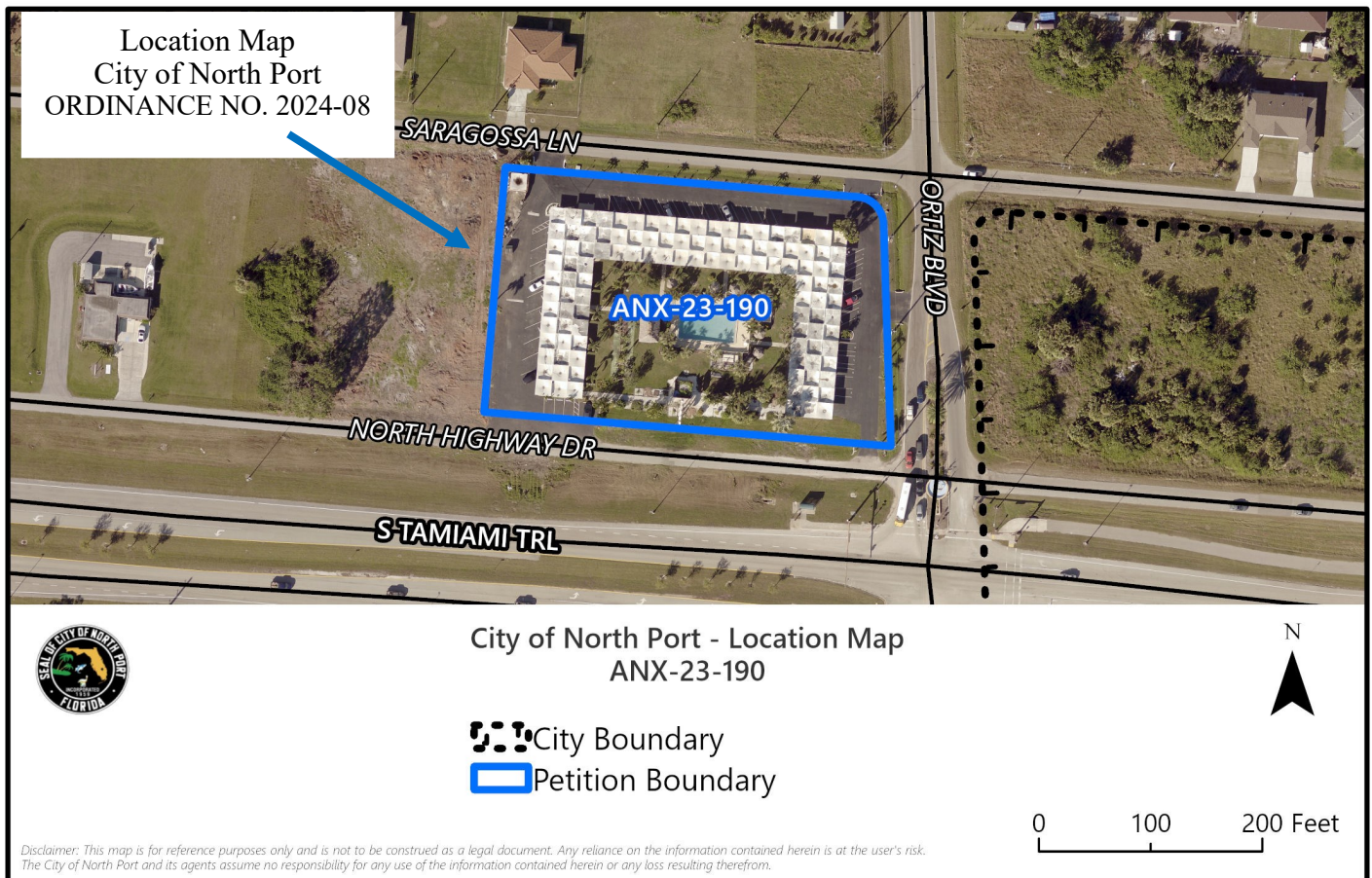
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BRIAN D ANDERSON AND
NANCY H ANDERSON LIVING
TRUST
ANDERSON BRIAN D (TTEE)
ANDERSON NANCY H (TTEE)
340 N RIVER RD

VENICE, FL 34293-4705





City of North Port
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BUENROSTRO CHRISTIAN

19788 FISHHAWK TRL

VENICE, FL 34293

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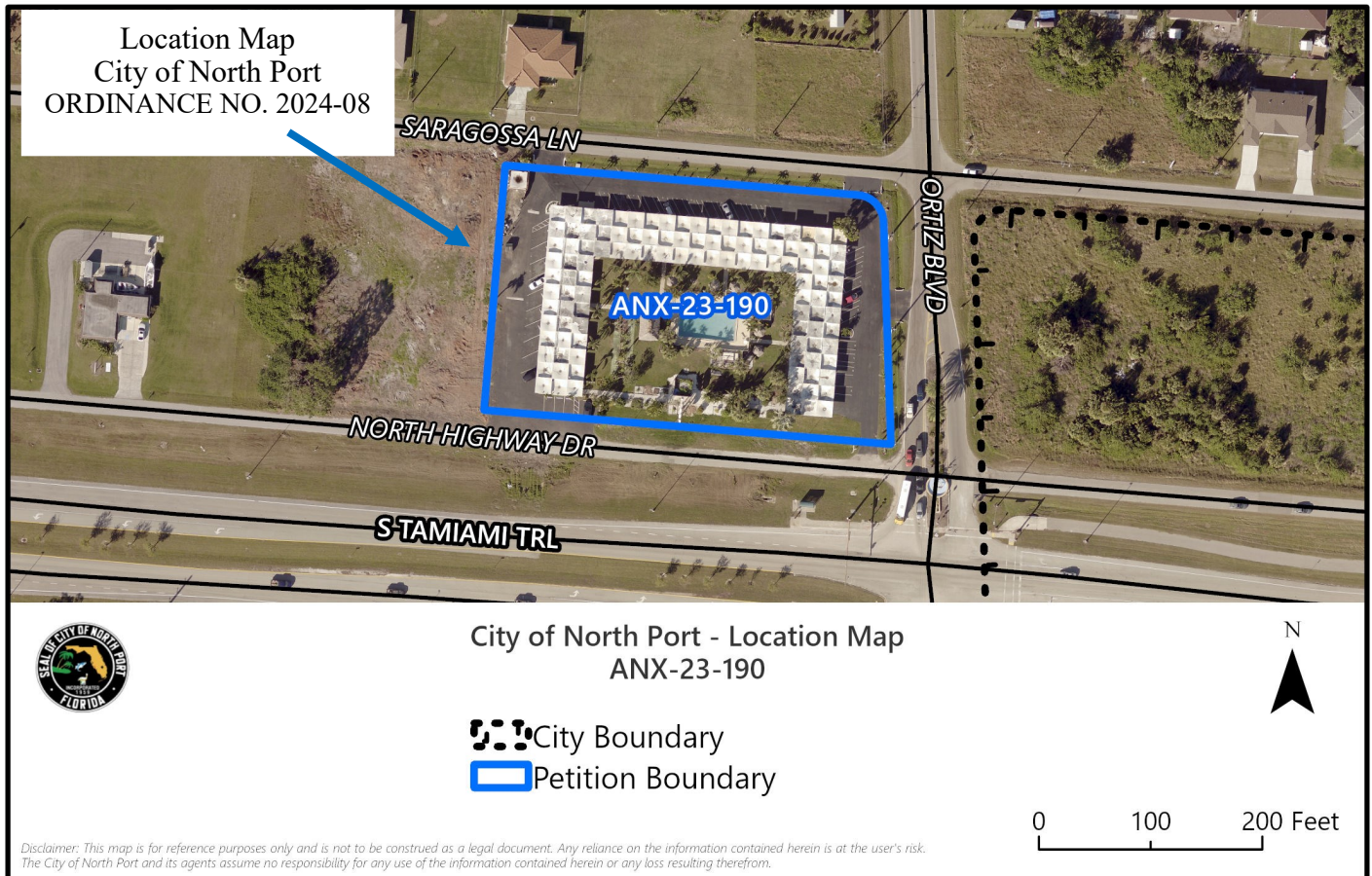
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BURKE WILLIAM
BURKE HEATHER

19740 FISHHAWK TRL

VENICE, FL 34293





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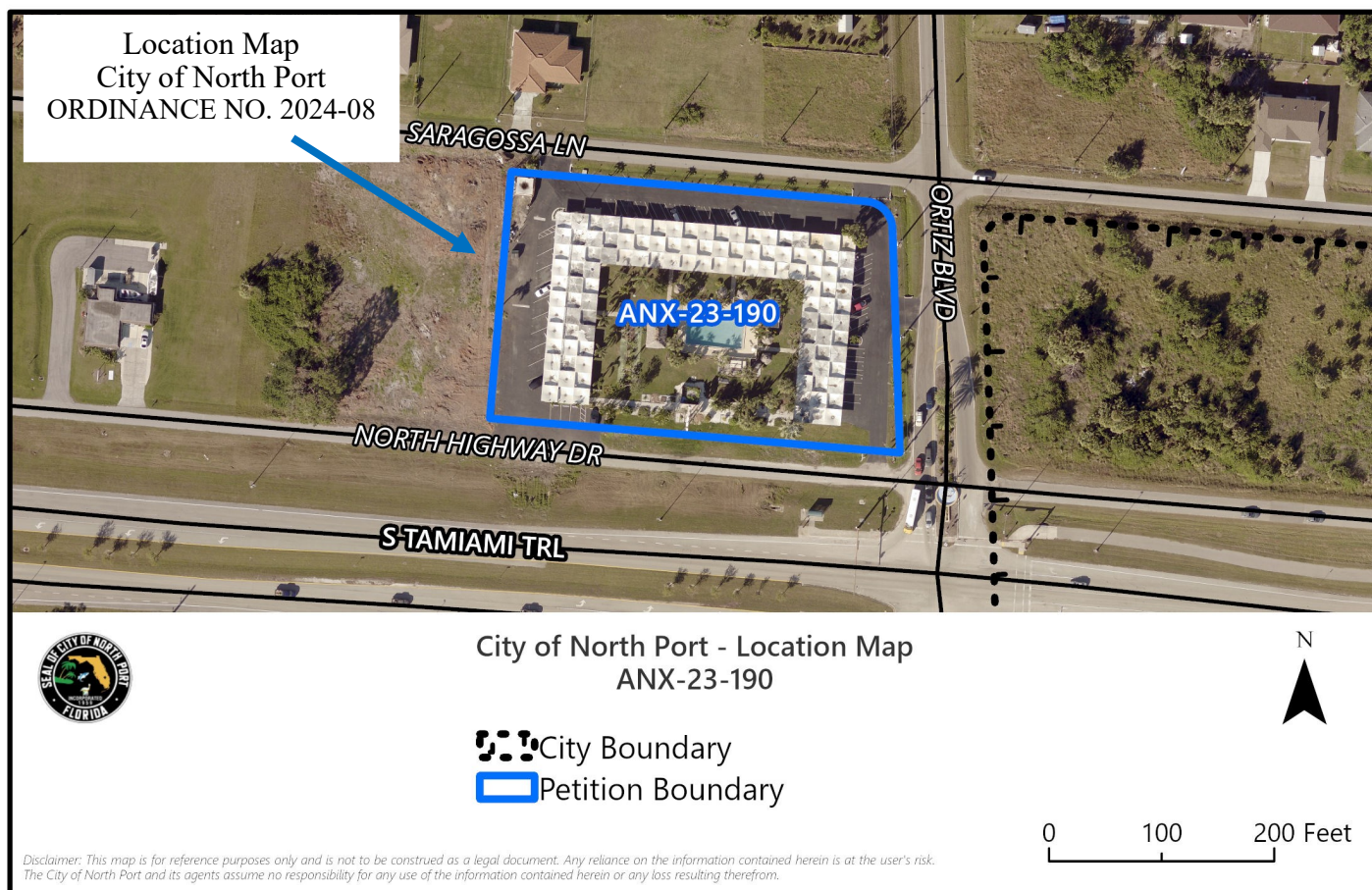
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CARLSON BRIAN J
CARLSON LISA MARIE
11075 BALFOUR ST
VENICE, FL 34293





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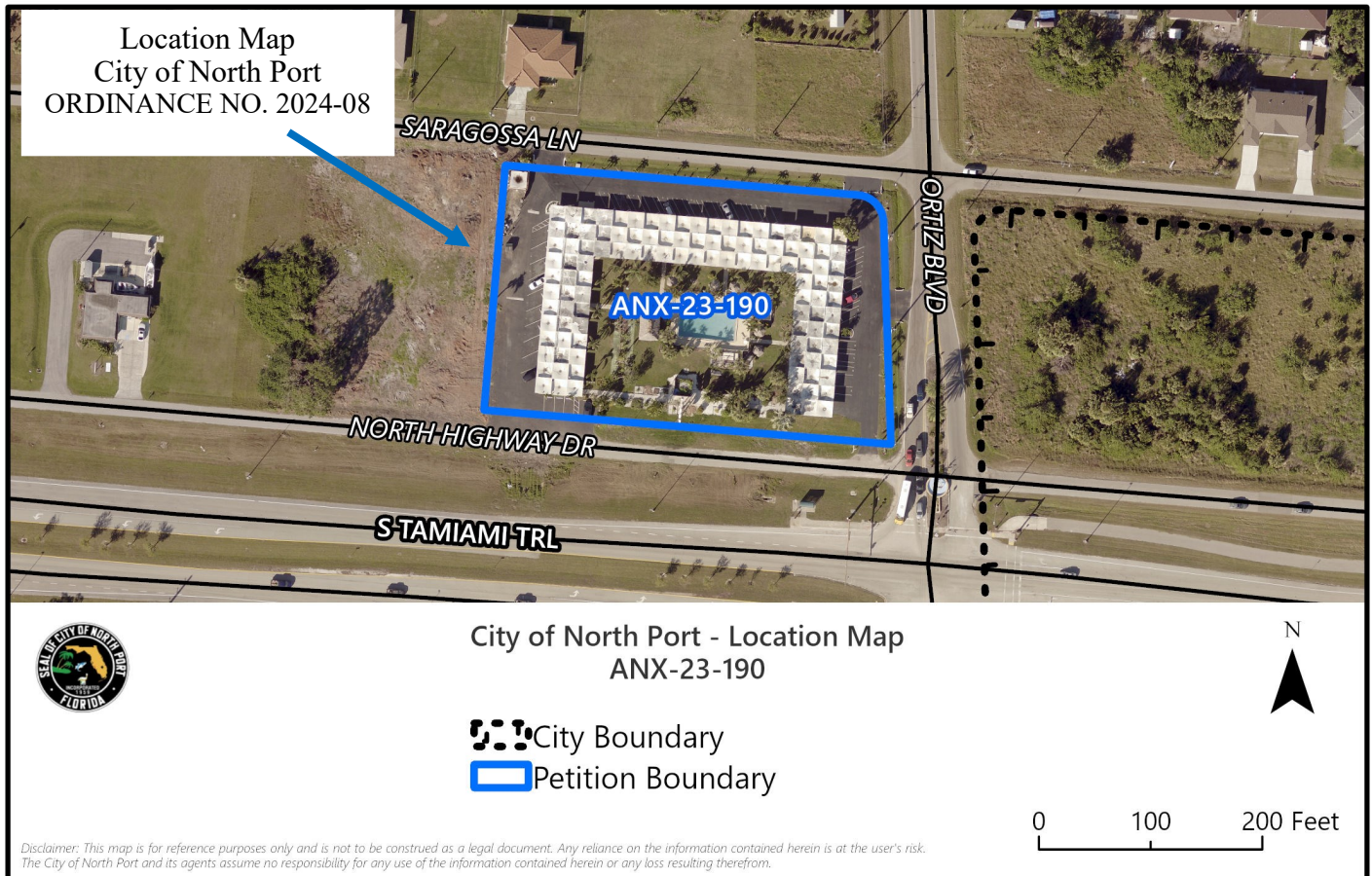
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CASTELL GEORGE S
CASTELL LILLIAM
19728 FISHHAWK TRL
VENICE, FL 34293





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COLALILLO JOHN A

11080 BALFOUR ST

VENICE, FL 34293





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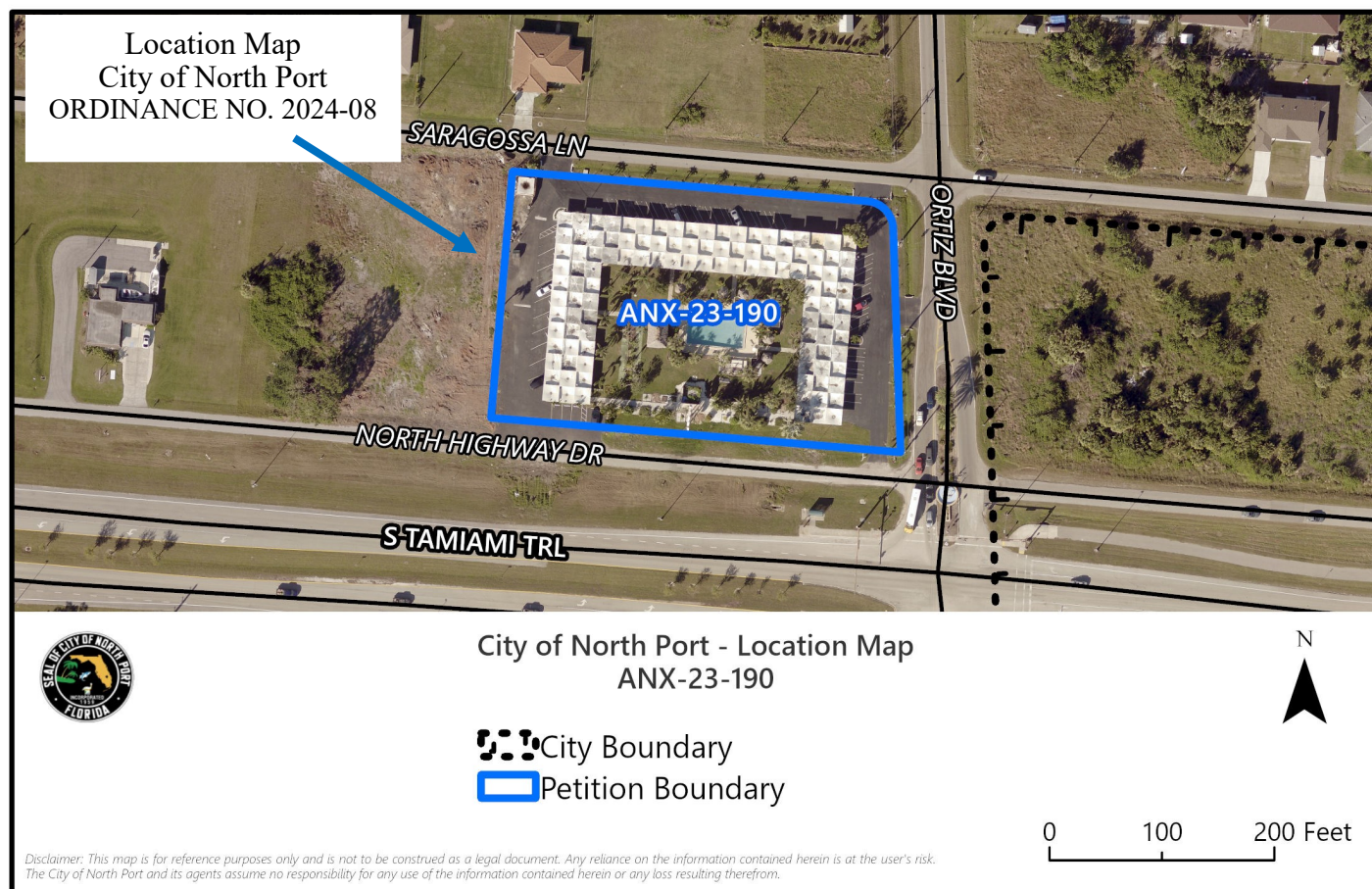
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CRUZ RUBEN
PEREZ ARLENE

19681 FISHHAWK TRL

VENICE, FL 34293





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4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
ANNEXATION PETITION NO. ANX-23-190
ORDINANCE NO. 2024-08**

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CYRUS ARMANI KOUHI

19596 FISHHAWK TRL

VENICE, FL 34293

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City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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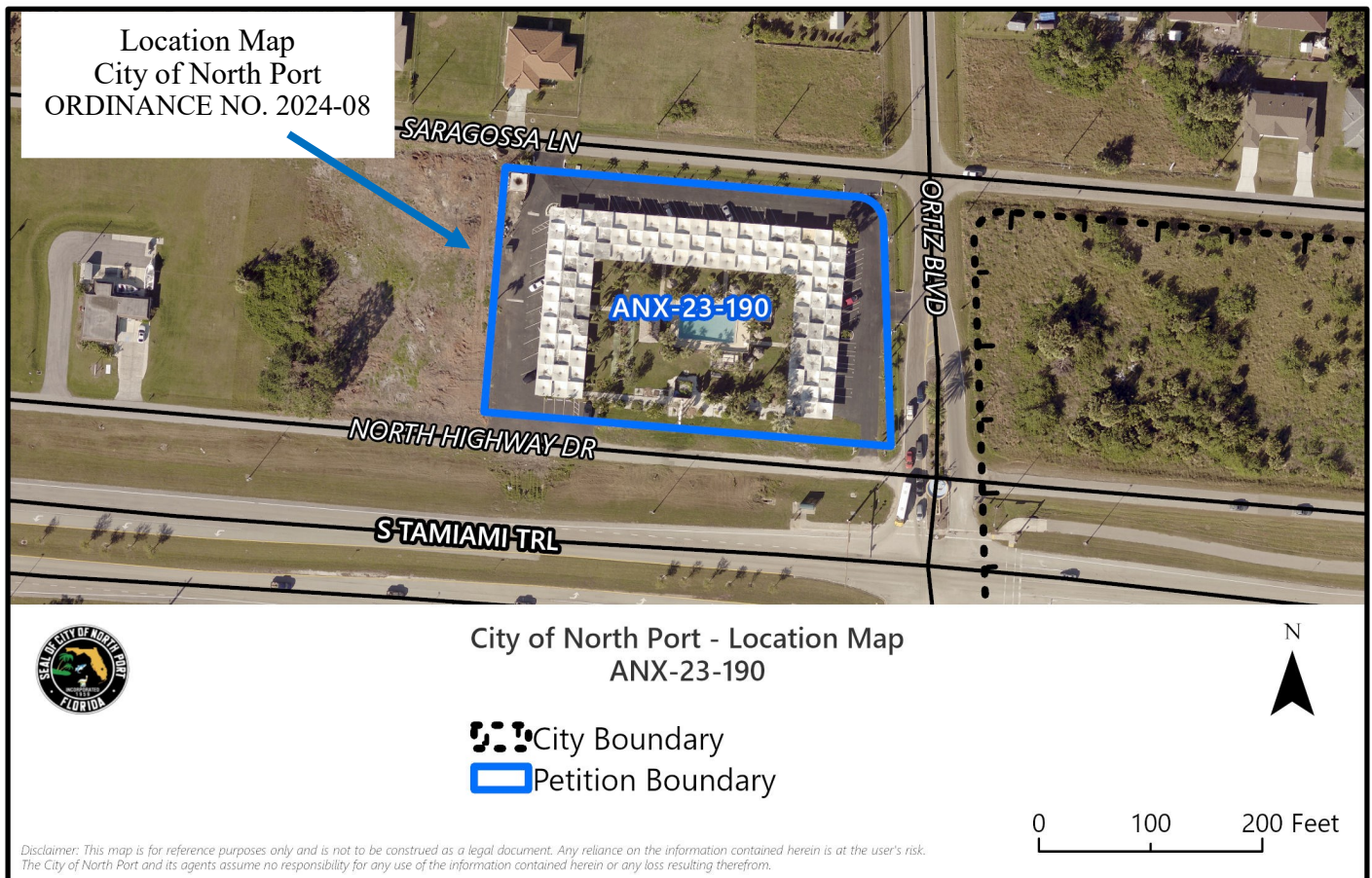
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DAVIS JASON THOMAS
DAVIS HEATHER NICOLE
11085 BALFOUR ST
VENICE, FL 34293





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Planning & Zoning Division
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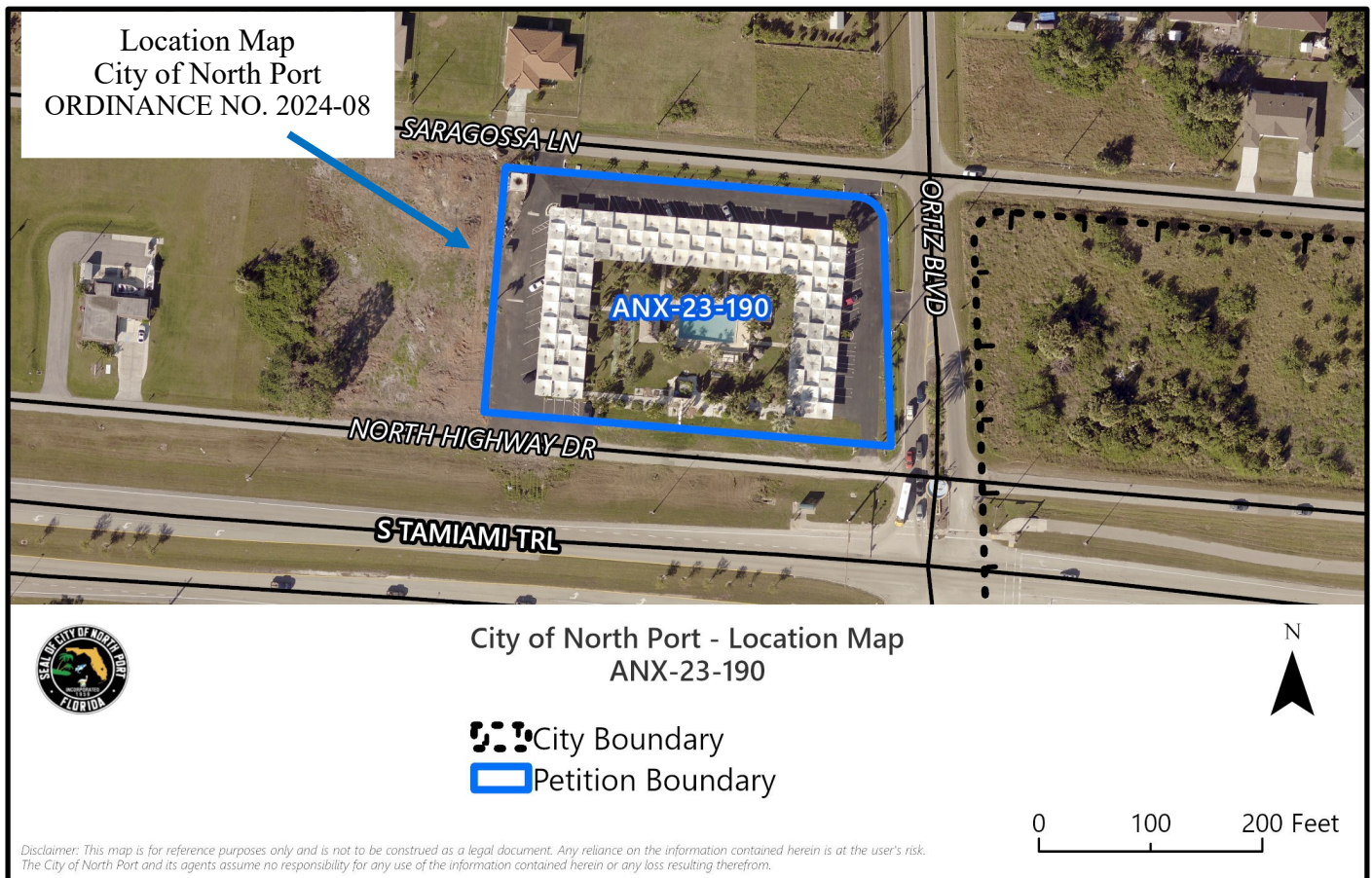
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DAVIS TWYLA DIANE
DAVIS MICHAEL GLENN
19649 FISHHAWK TRL
VENICE, FL 34293





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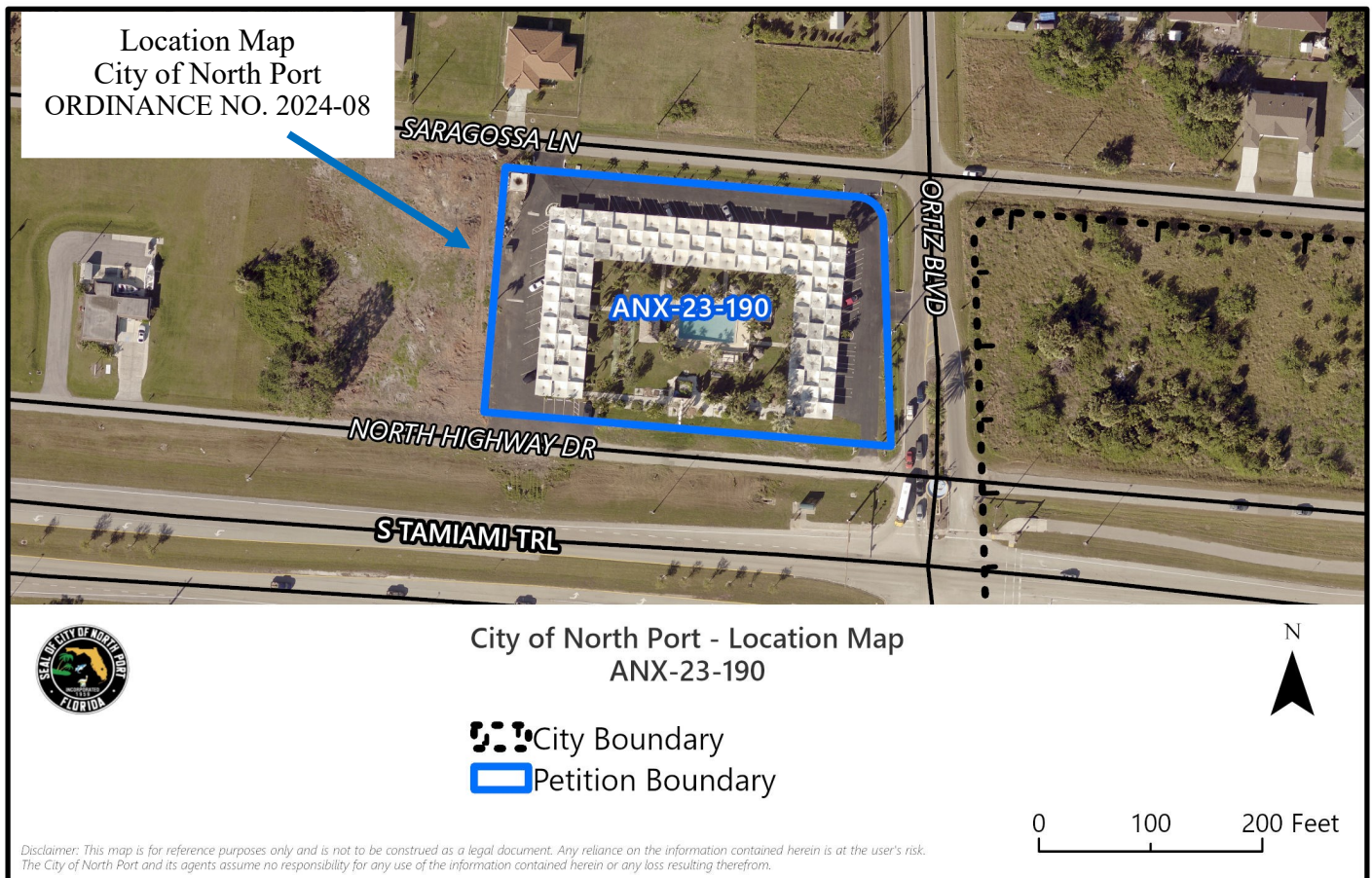
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DEANGELIS ANTHONY JR
DEANGELIS ANN MARIE
DEANGELIS ANTHONY III
11060 BALFOUR ST

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VENICE, FL 34293

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DEXTER NICHOLAS RAY-
MOND
DEXTER ASHLEY NICOLE

11055 BALFOUR ST

VENICE, FL 34293





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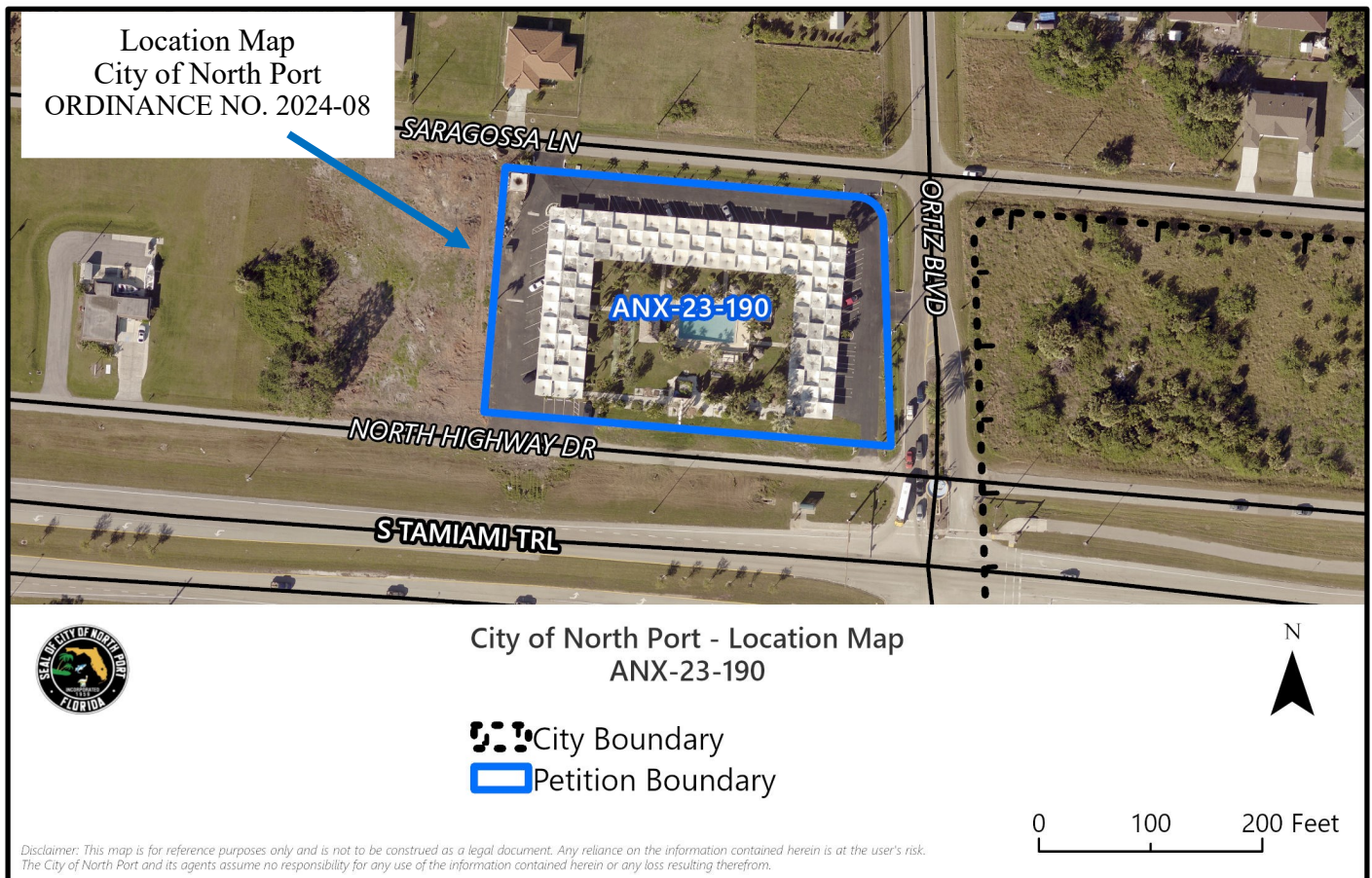
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FINNERTY SEAN C
FINNERTY MELANIE D
19777 FISHHAWK TRL
VENICE, FL 34293





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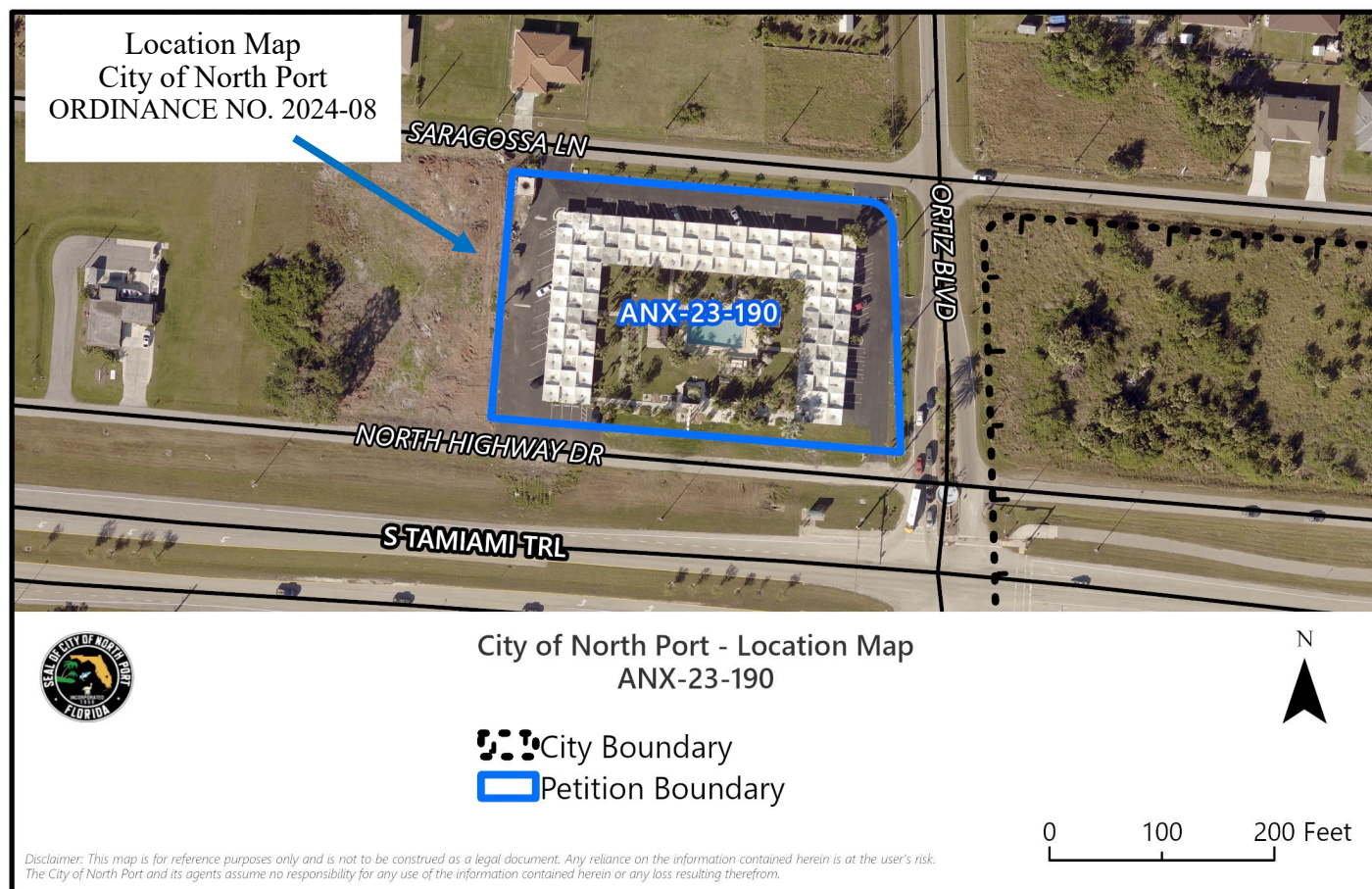
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FIORENZA VINCENZO
GHENTA CARMEN RODICA

19717 FISHHAWK TRL

VENICE, FL 34293





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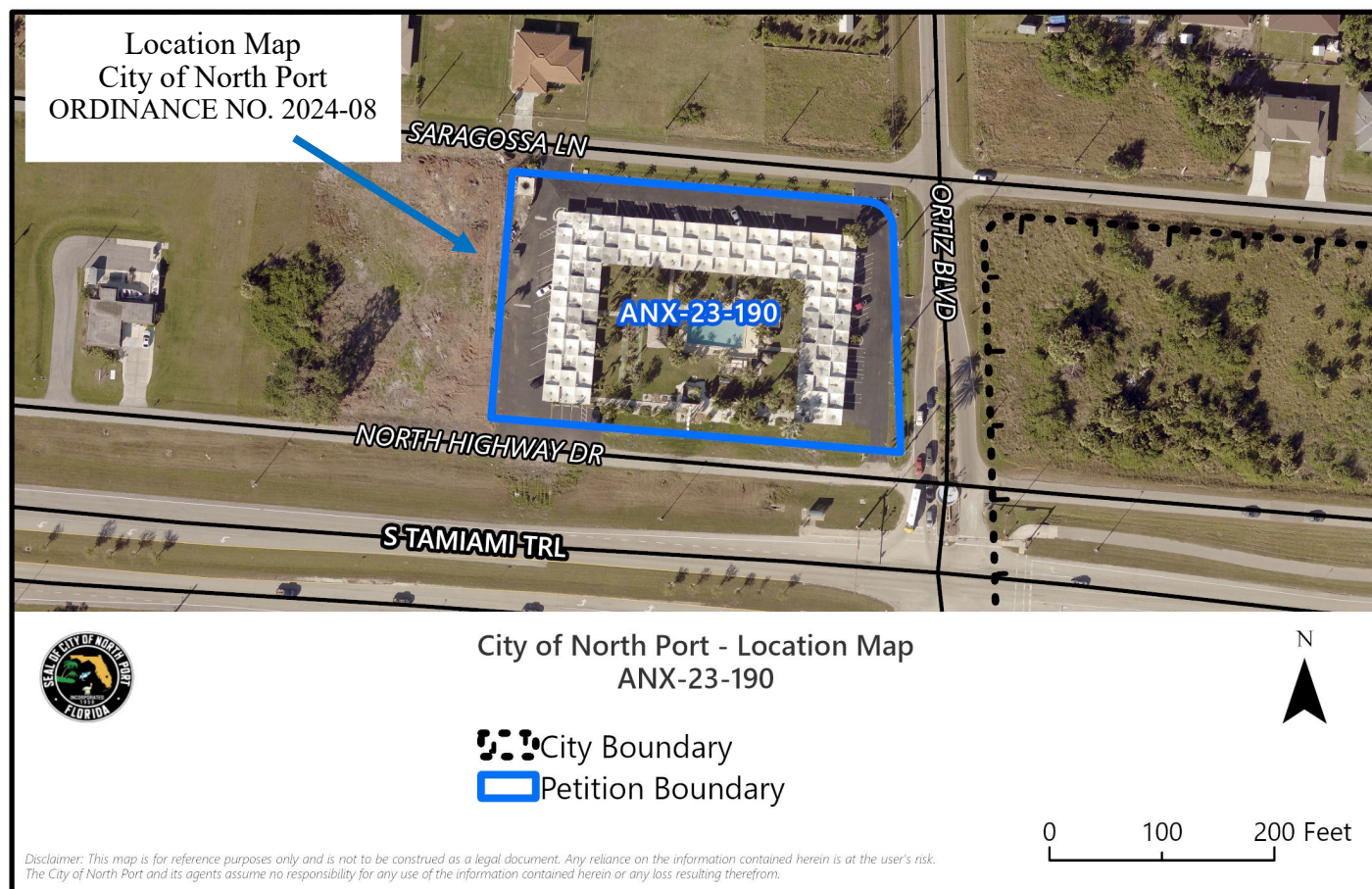
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GADEK ARTUR T
GADEK MALGORZATA M
11110 BALFOUR ST
VENICE, FL 34293





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HAMELINK RACHAEL MARIE
HAMELINK JOHN KRYN

11115 BALFOUR ST

VENICE, FL 34293





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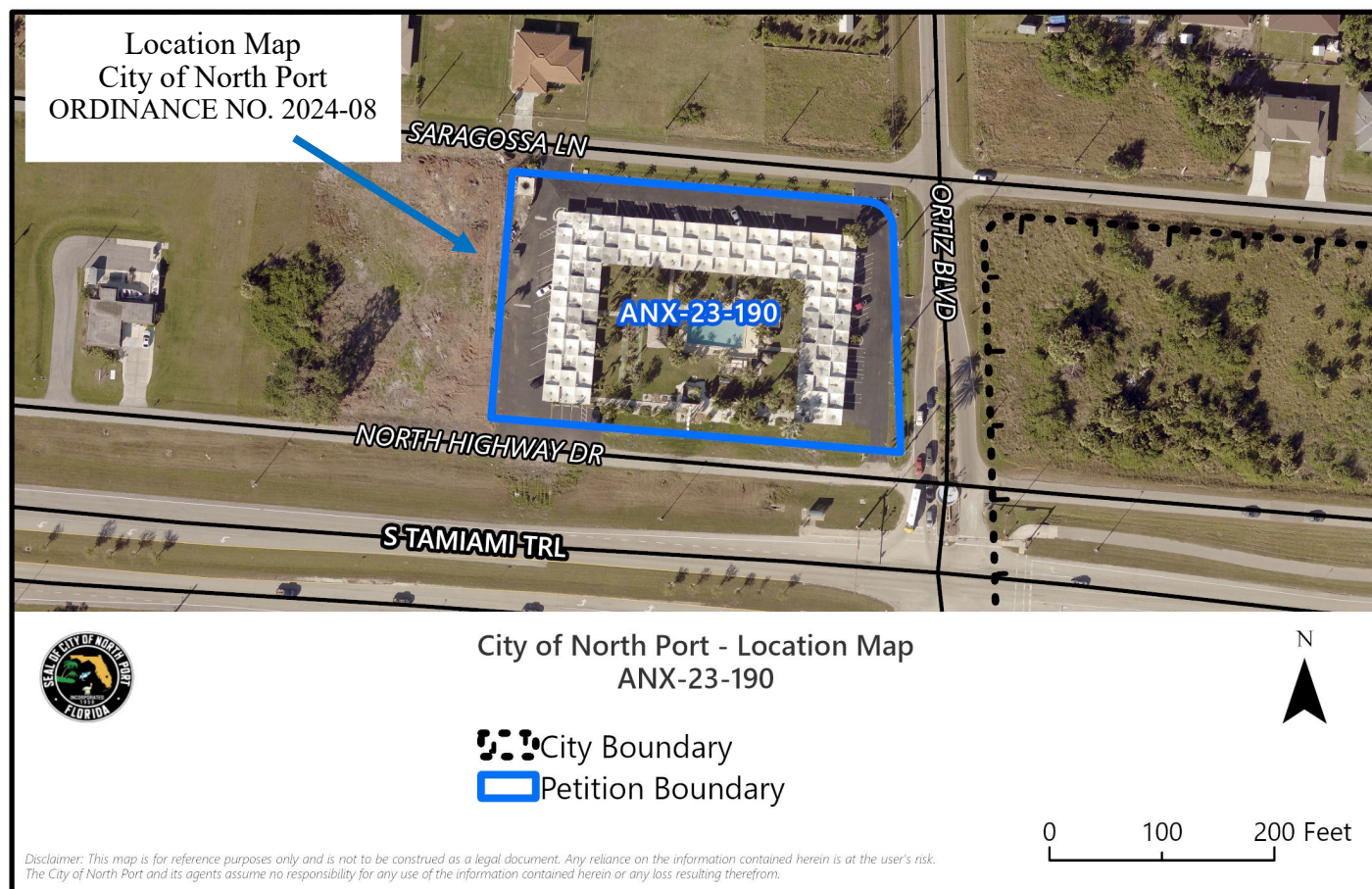
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HSIAO WEIZRUE
KIANG JOANNA CHAO JUNG
19812 FISHHAWK TRL
VENICE, FL 34293





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HULBERT DEBORAH ANN

19776 FISHHAWK TRL

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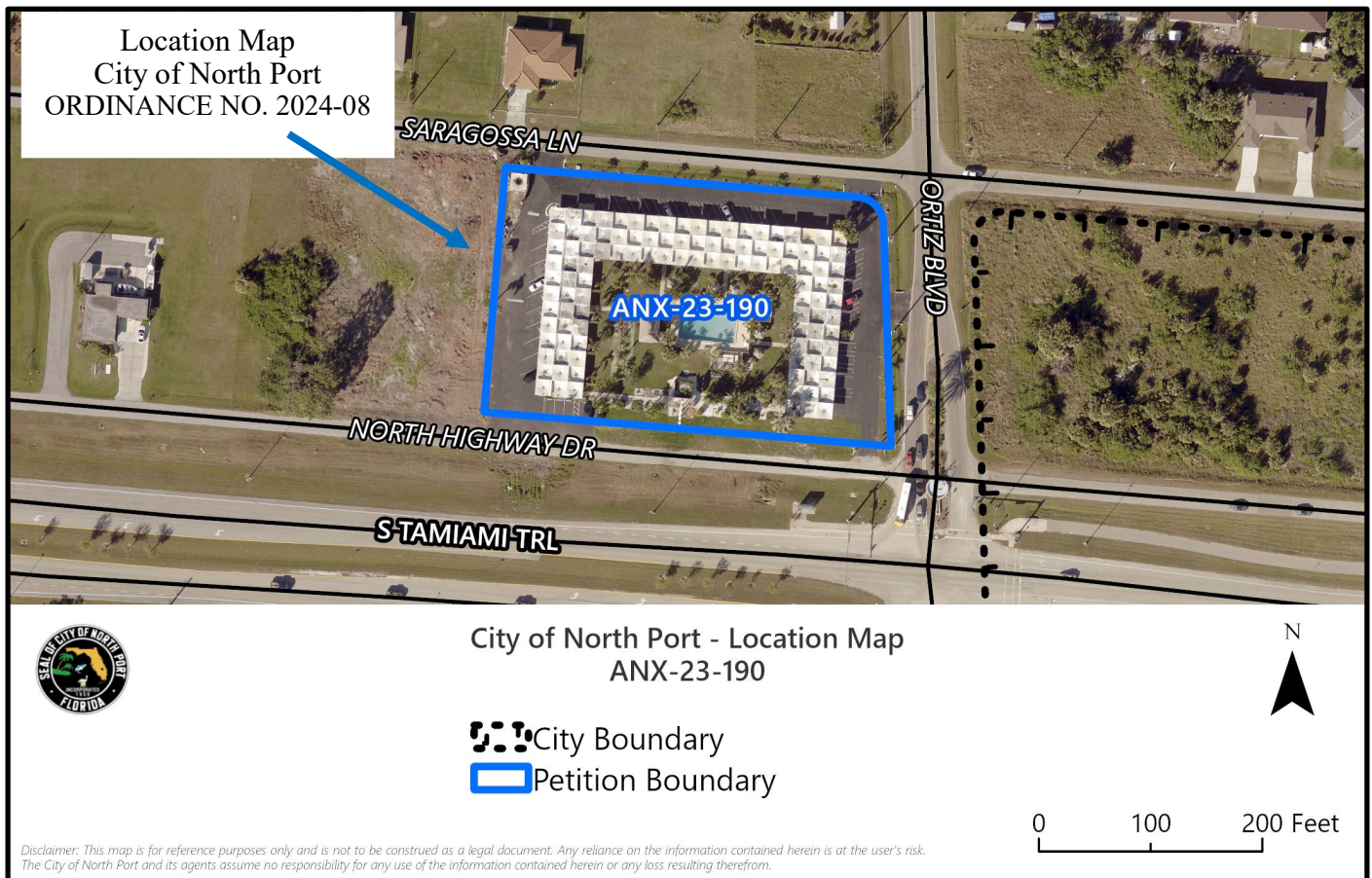
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HURDLE AMBER BRIANNA

19801 FISHHAWK TRL

VENICE, FL 34293





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INFANTINO FRANK S
INFANTINO ROSA M

19625 FISHHAWK TRL

VENICE, FL 34293





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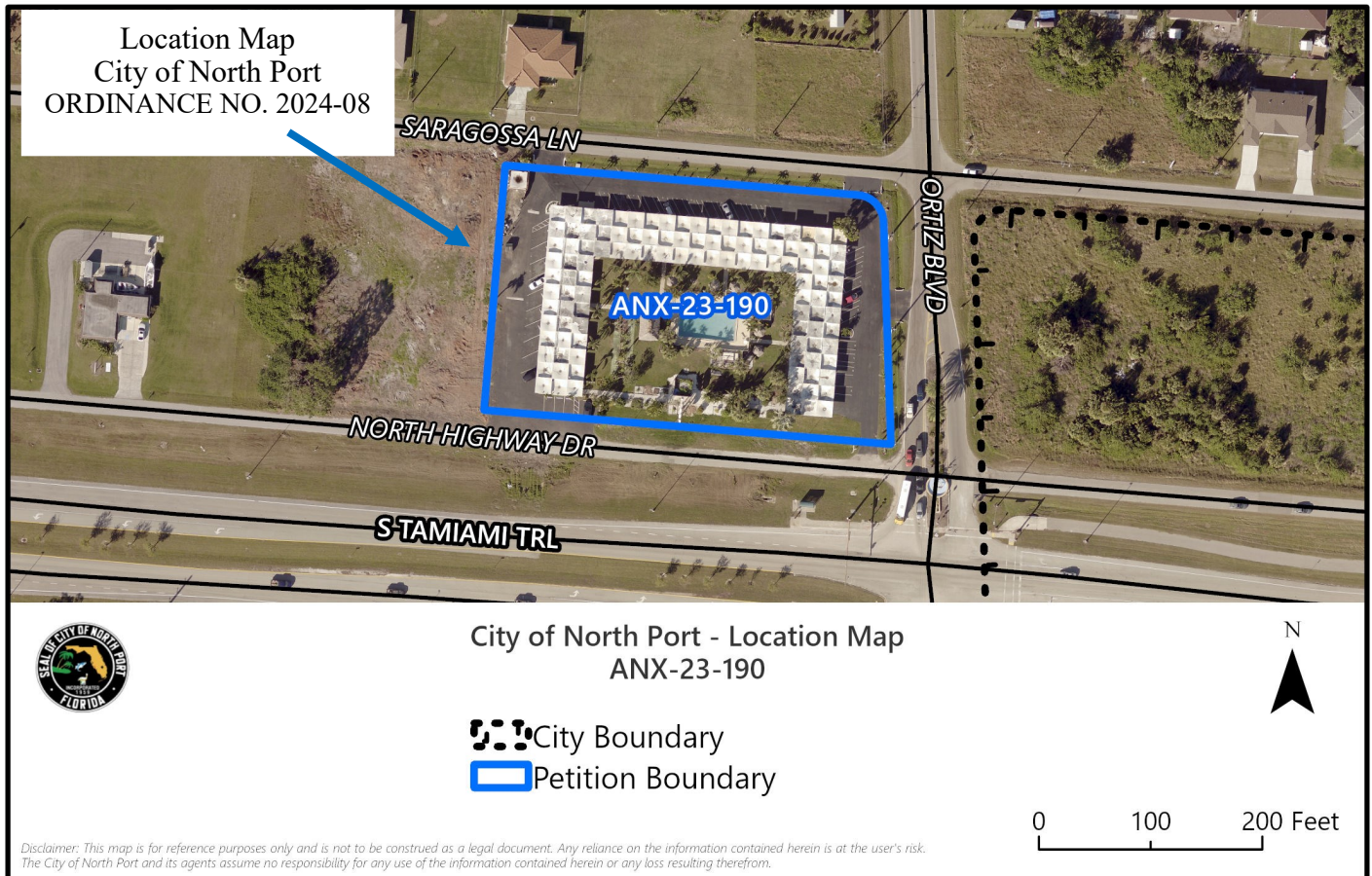
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KOCISKI GORAN
KOCISKI TANJA

11065 BALFOUR ST

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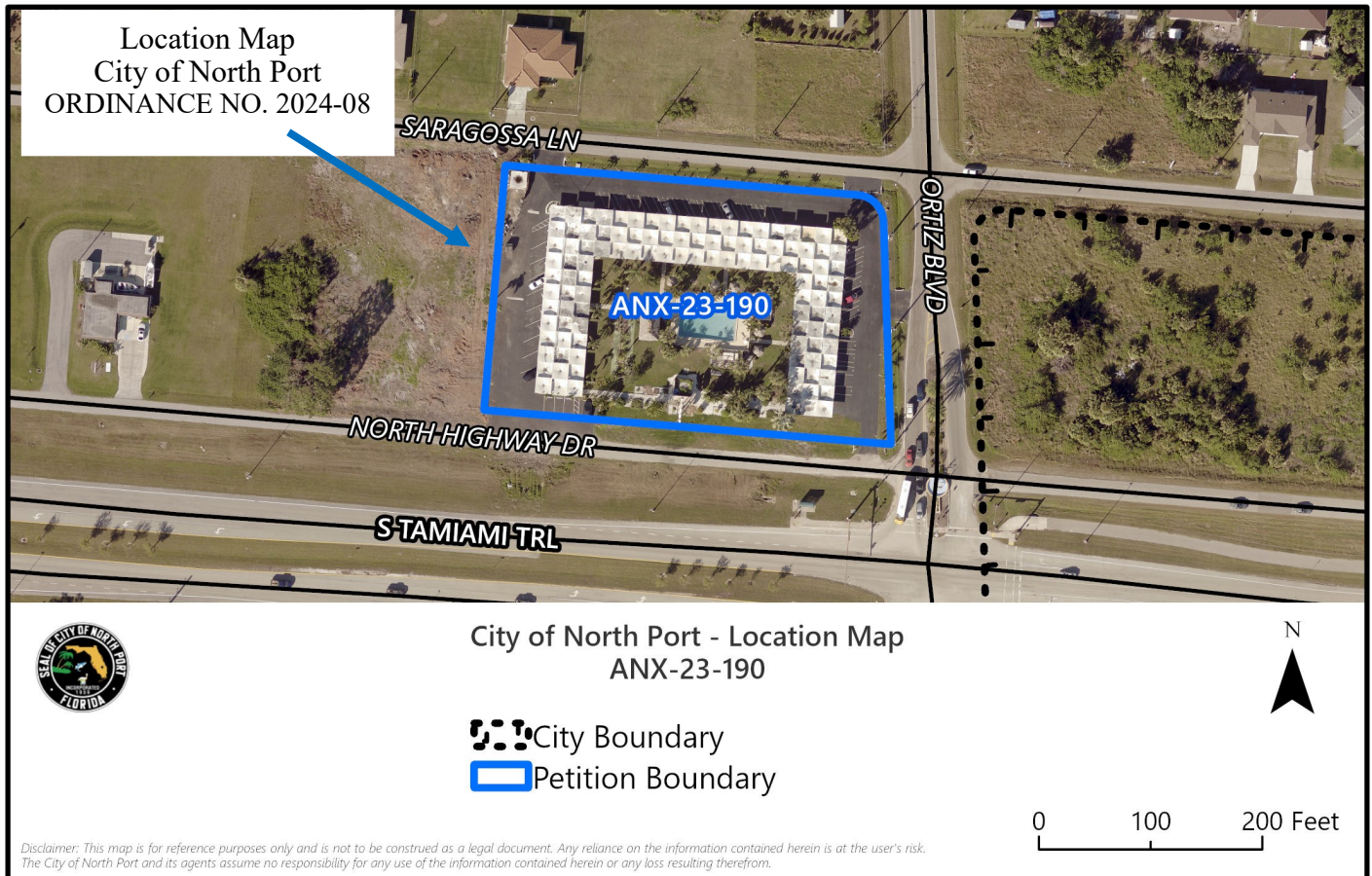
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KOLESNIKOV SERGEY
KOLESNIKOV SUSAN

19608 FISHHAWK TRL

VENICE, FL 34293





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

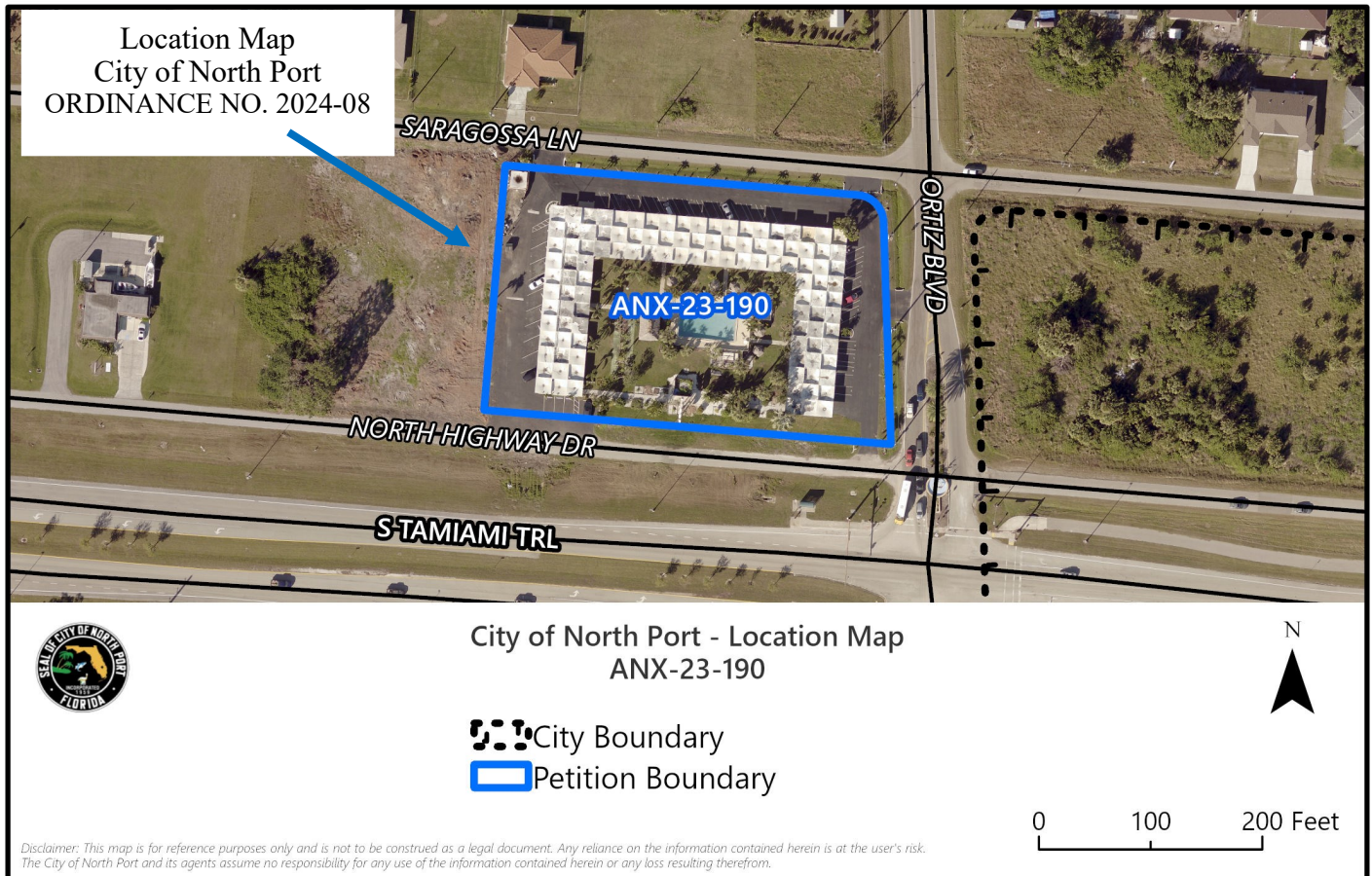
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KOPYCHUK SERGEY N
KOPYCHUK ANNIE NATALIE
19620 FISHHAWK TRL
VENICE, FL 34293





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

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LANGIERI JEFFREY L
LANGIERI SANDRA H

9059 TAMIAMI TRL S

VENICE, FL 34293-5142





City of North Port
Neighborhood Development Services
Planning & Zoning Division
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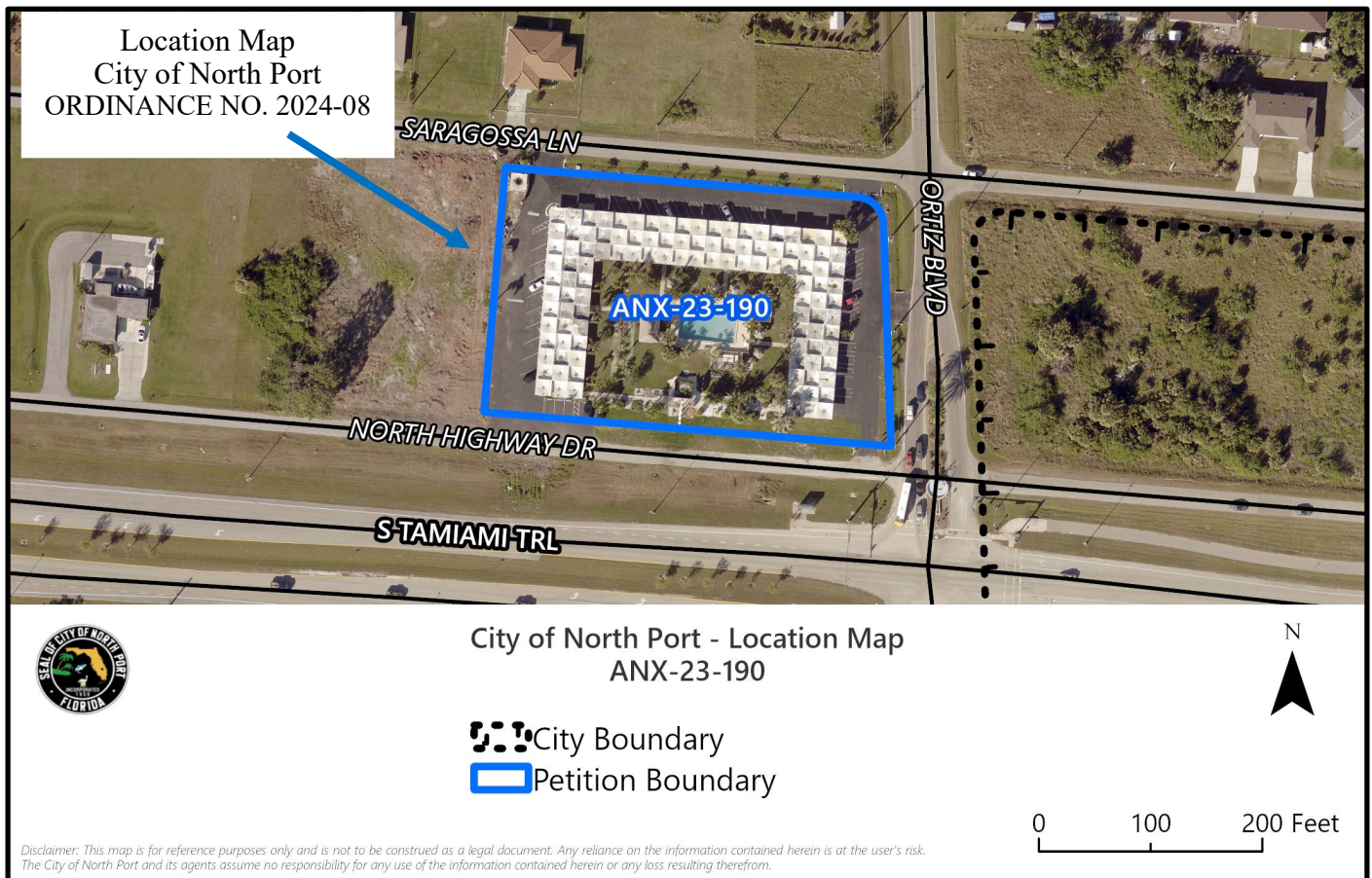
LOPEZ PEDRO
LOPEZ SHAREE

19824 FISHHAWK TRL

VENICE, FL 34293

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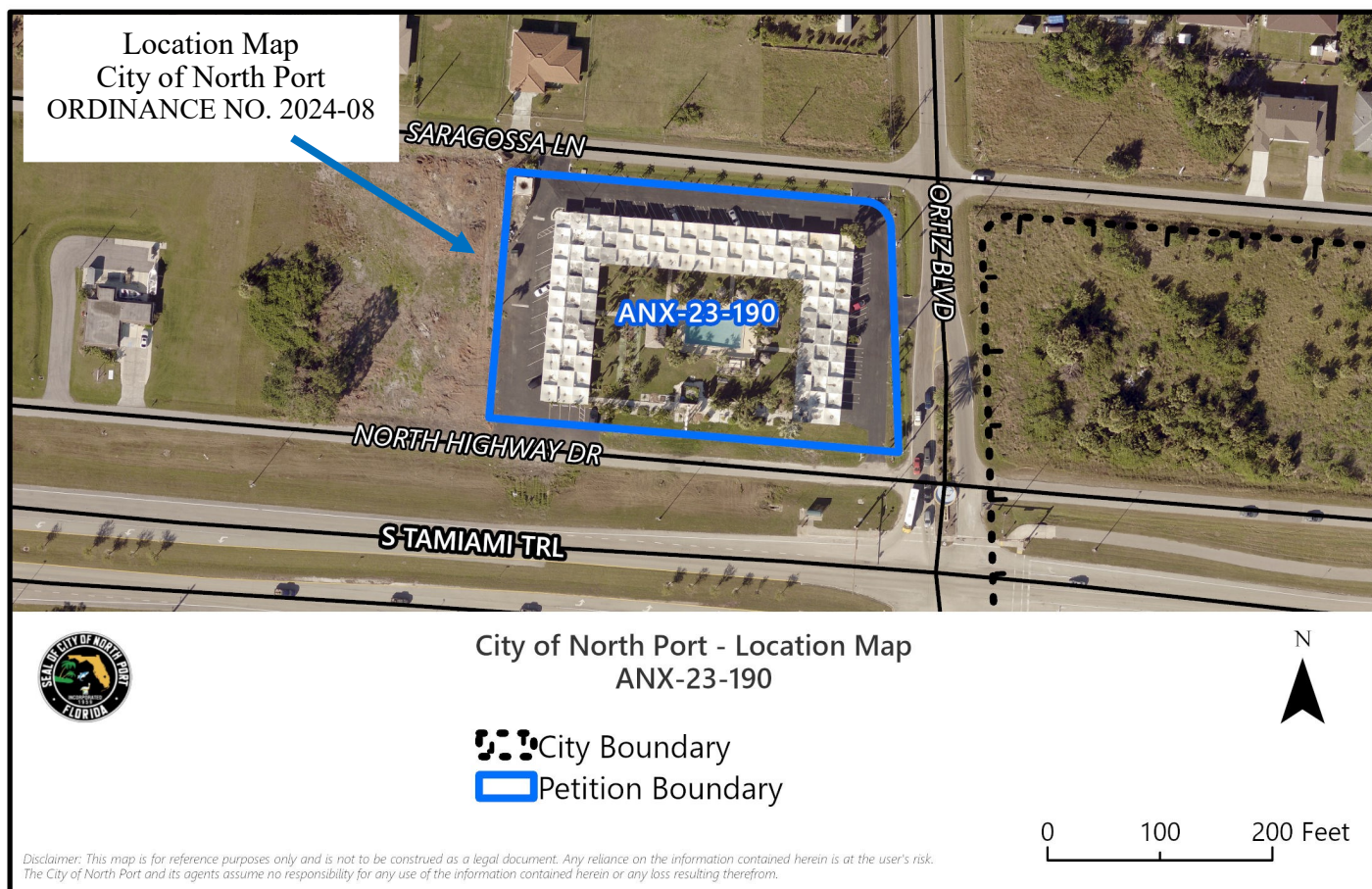
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MANASOTA BEACH RANCH-
LANDS LLLP

19503 S WEST VILLAGES
PKWY STE 14

VENICE, FL 34293





City of North Port
Neighborhood Development Services
Planning & Zoning Division
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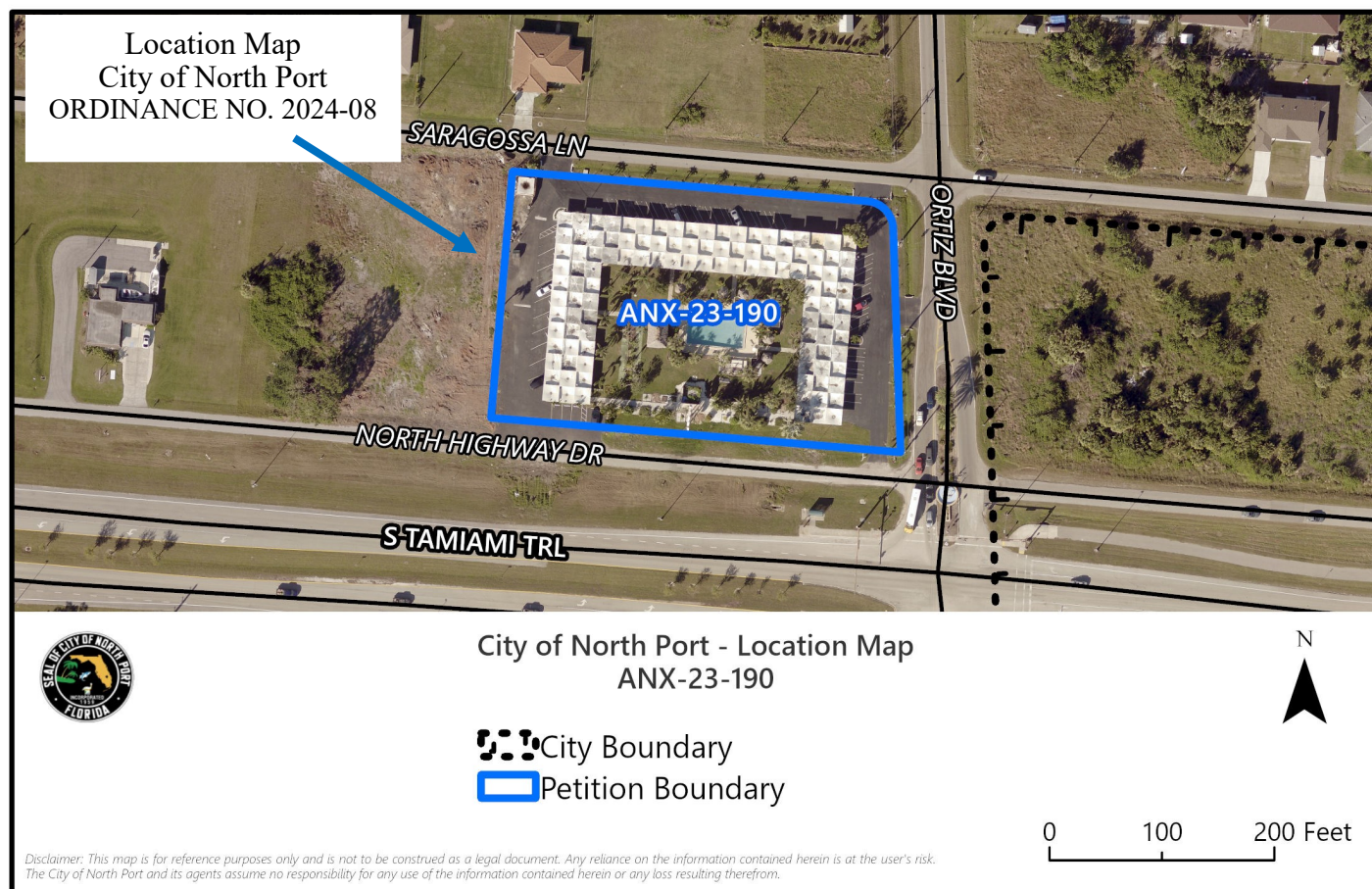
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MYAKKA RIVER CLUB LLLP

19503 S WEST VILLAGES
PARKWAY, STE 14

VENICE, FL 34293





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NAIDEL JEFFREY L

320 N RIVER RD

VENICE, FL 34293-4705

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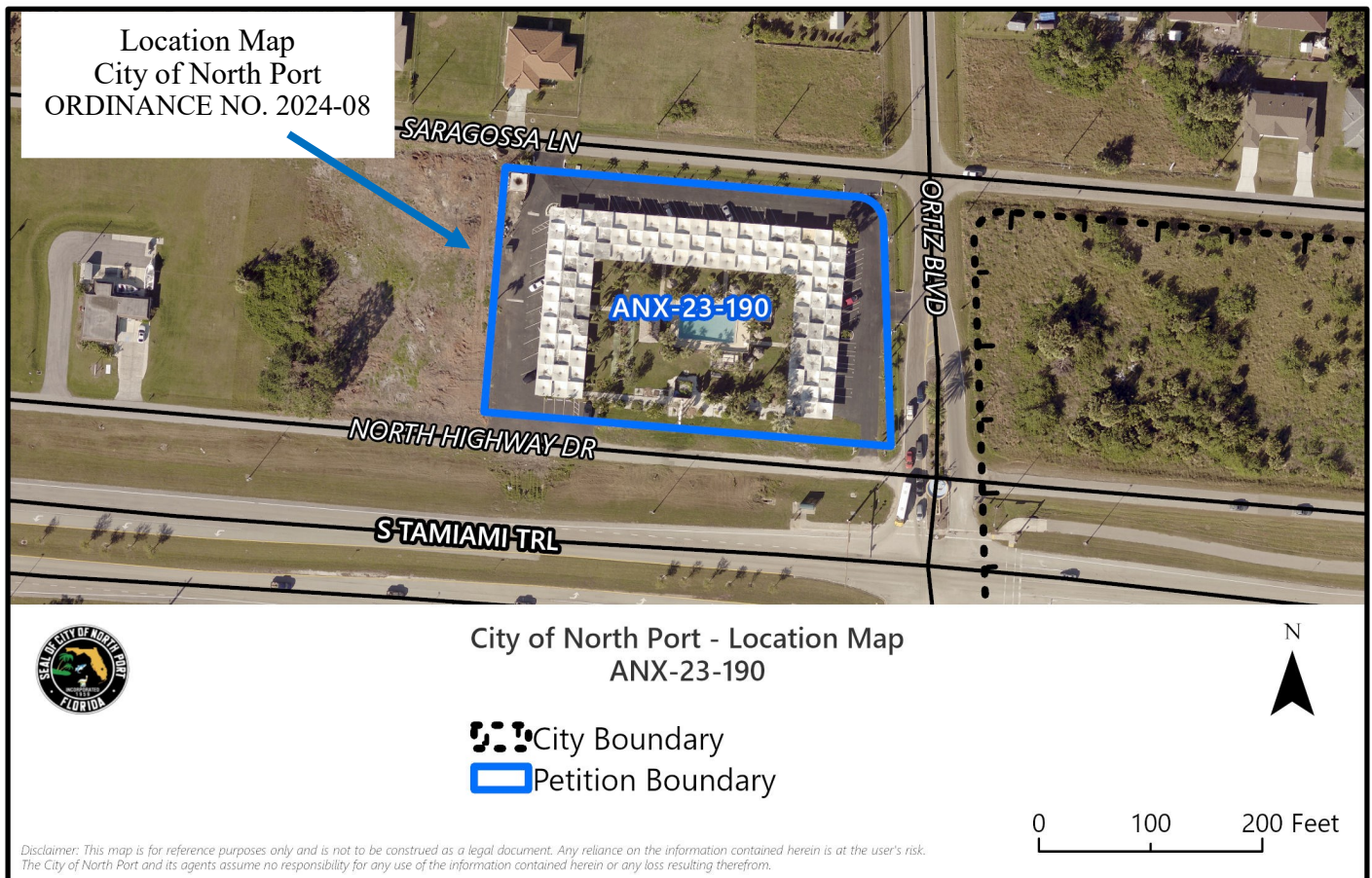
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NEGRON CARLOS LUIS
NEGRON ZENaida VICTORIA
19572 FISHHAWK TRL
VENICE, FL 34293





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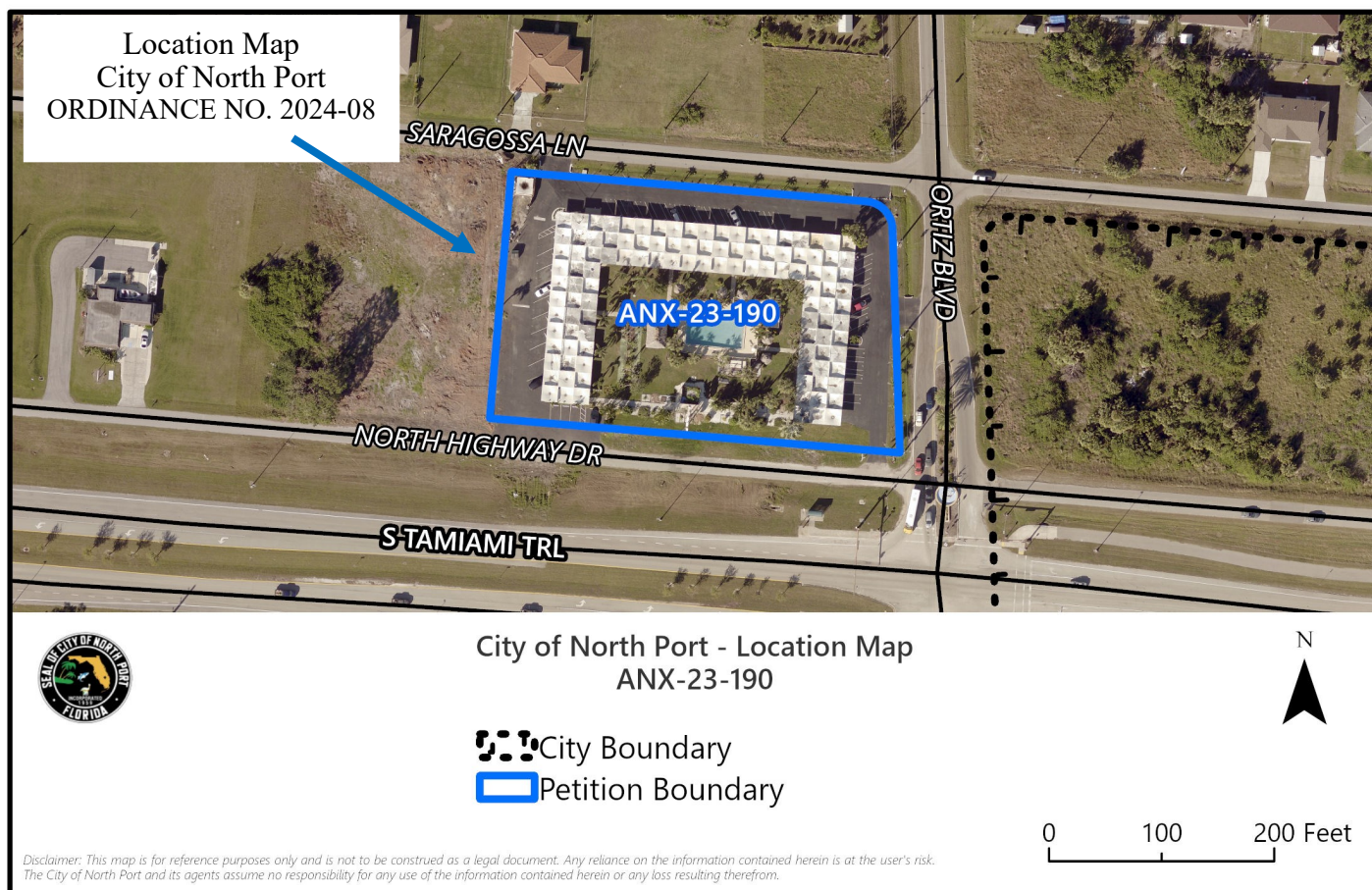
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PARKER ZACHARY AARON
PARKER ALEXANDRA M

11155 BALFOUR ST

VENICE, FL 34293





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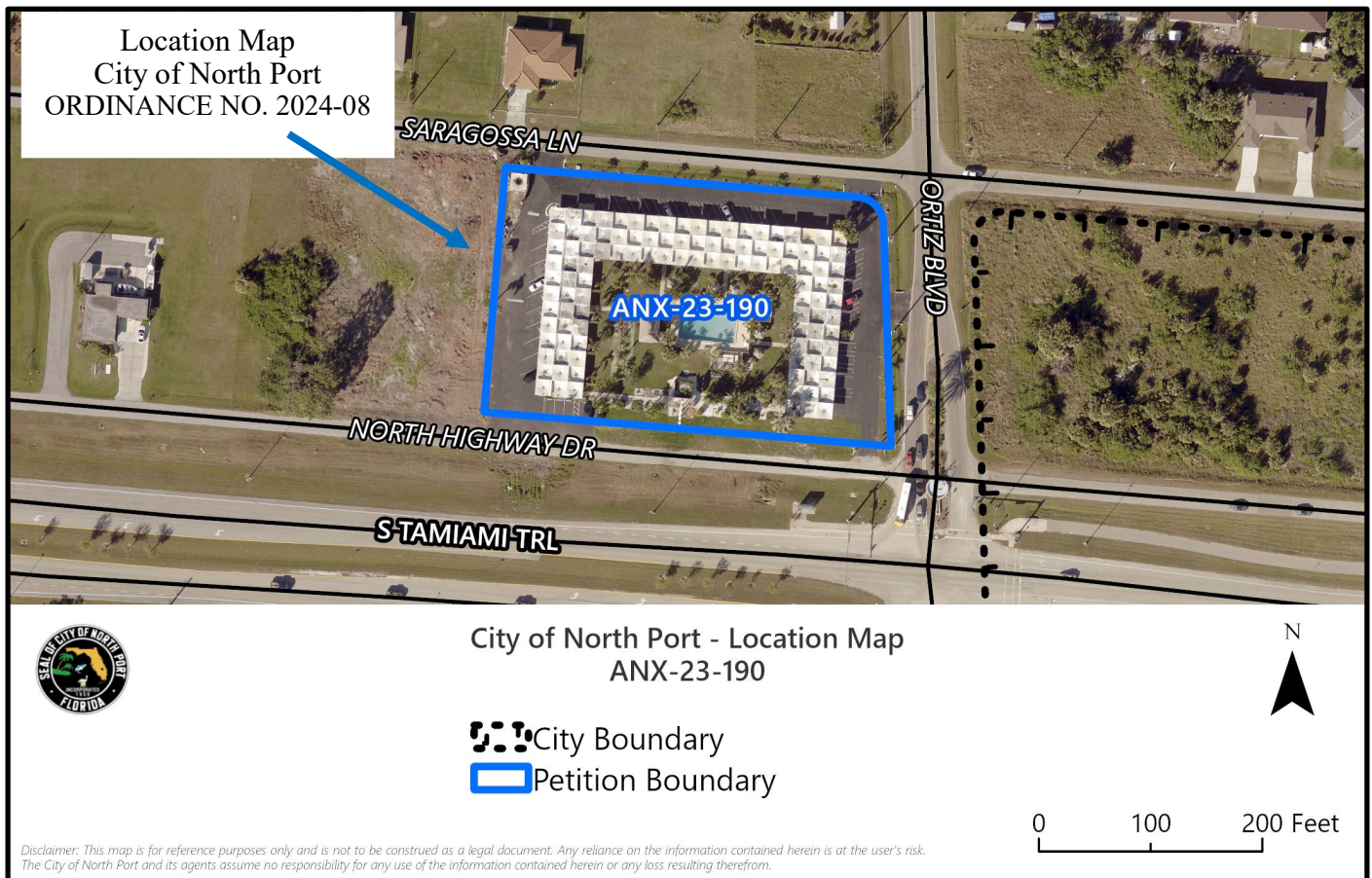
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PATEL CHANDRAKANT K
PATEL TRUPTIBEN CHAN-
DRAKANT

19548 FISHAWK TRL

VENICE, FL 34293





City of North Port
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PATEL DIPAKKUMAR K
PATEL CHETNABEN DIPAK-
KUMAR

19524 FISHHAWK TRL

VENICE, FL 34293





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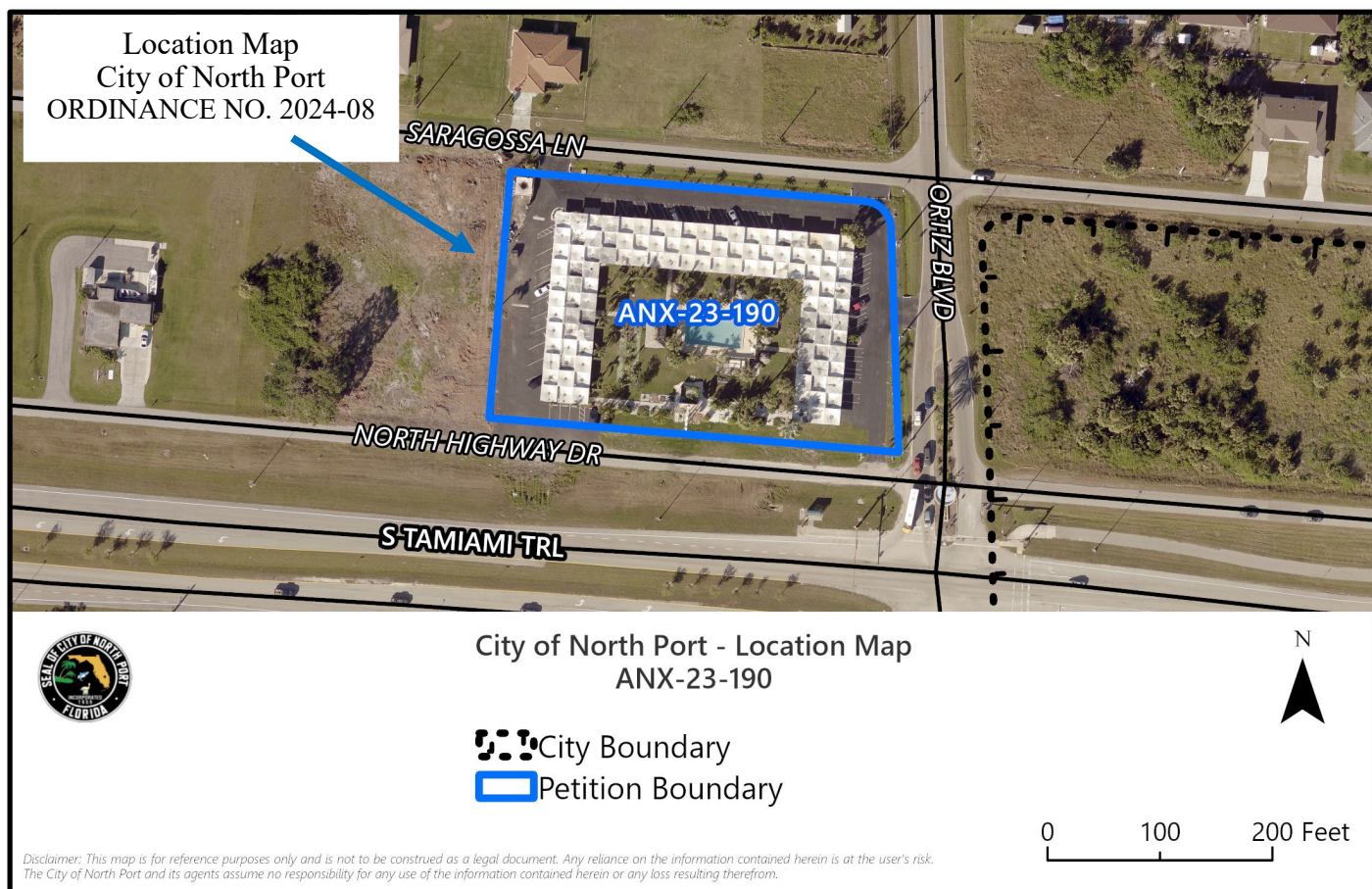
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PATEL KALABHAI VITTHAL-
DAS
PATEL SAVITABEN
KALABHAI
PATEL CHANDRAKANT K
19536 FISHHAWK TRL

VENICE, FL 34293





City of North Port
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PATEL SWETA J

19584 FISHHAWK TRL

VENICE, FL 34293





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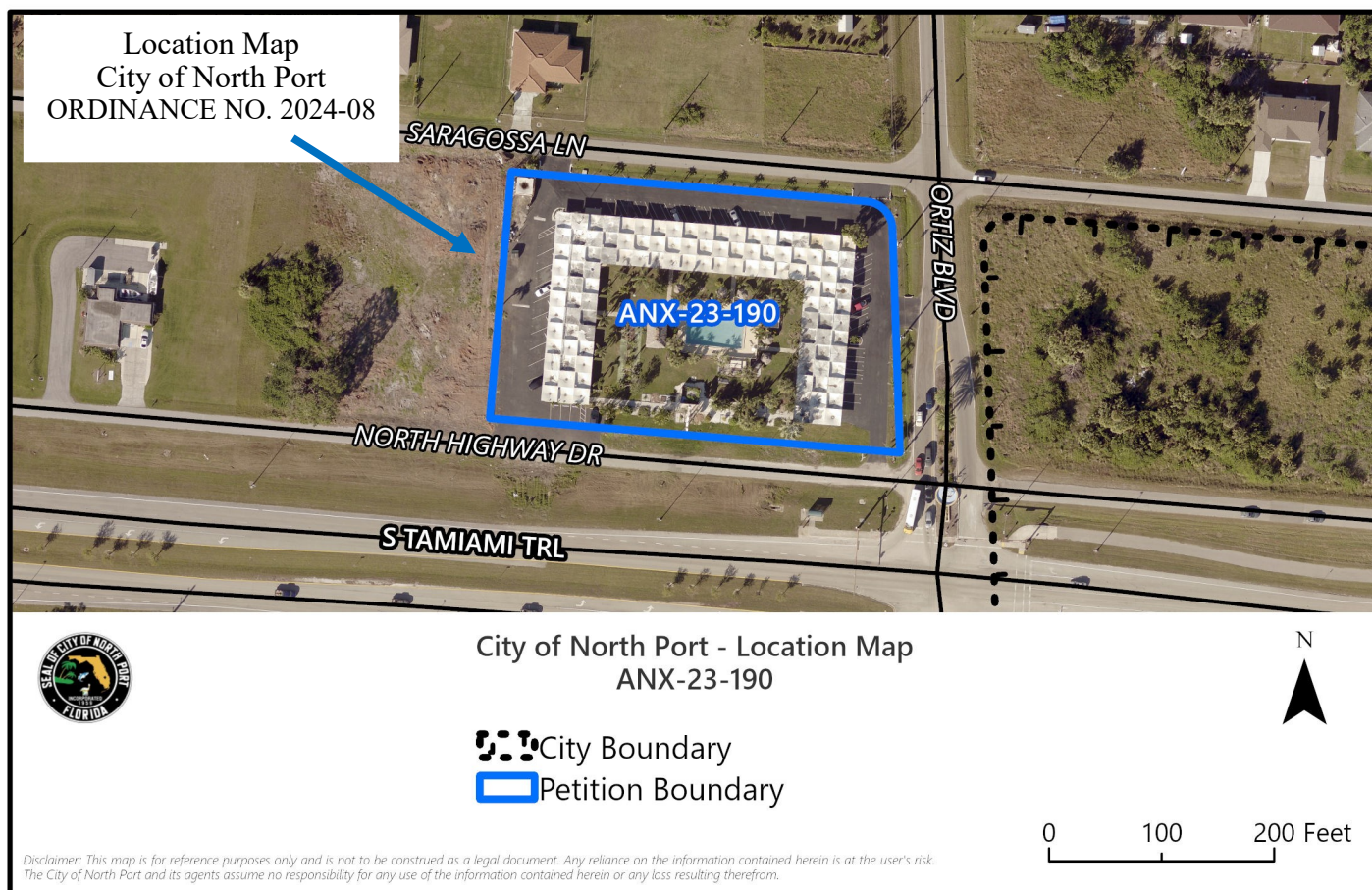
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PEREZ THOMAS J
PEREZ DONNA

11070 BALFOUR ST

VENICE, FL 34293





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
ANNEXATION PETITION NO. ANX-23-190
ORDINANCE NO. 2024-08**

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PLANTAIN HOLDINGS LLC

1740 STILL RIVER

VENICE, FL 34293





City of North Port
Neighborhood Development Services
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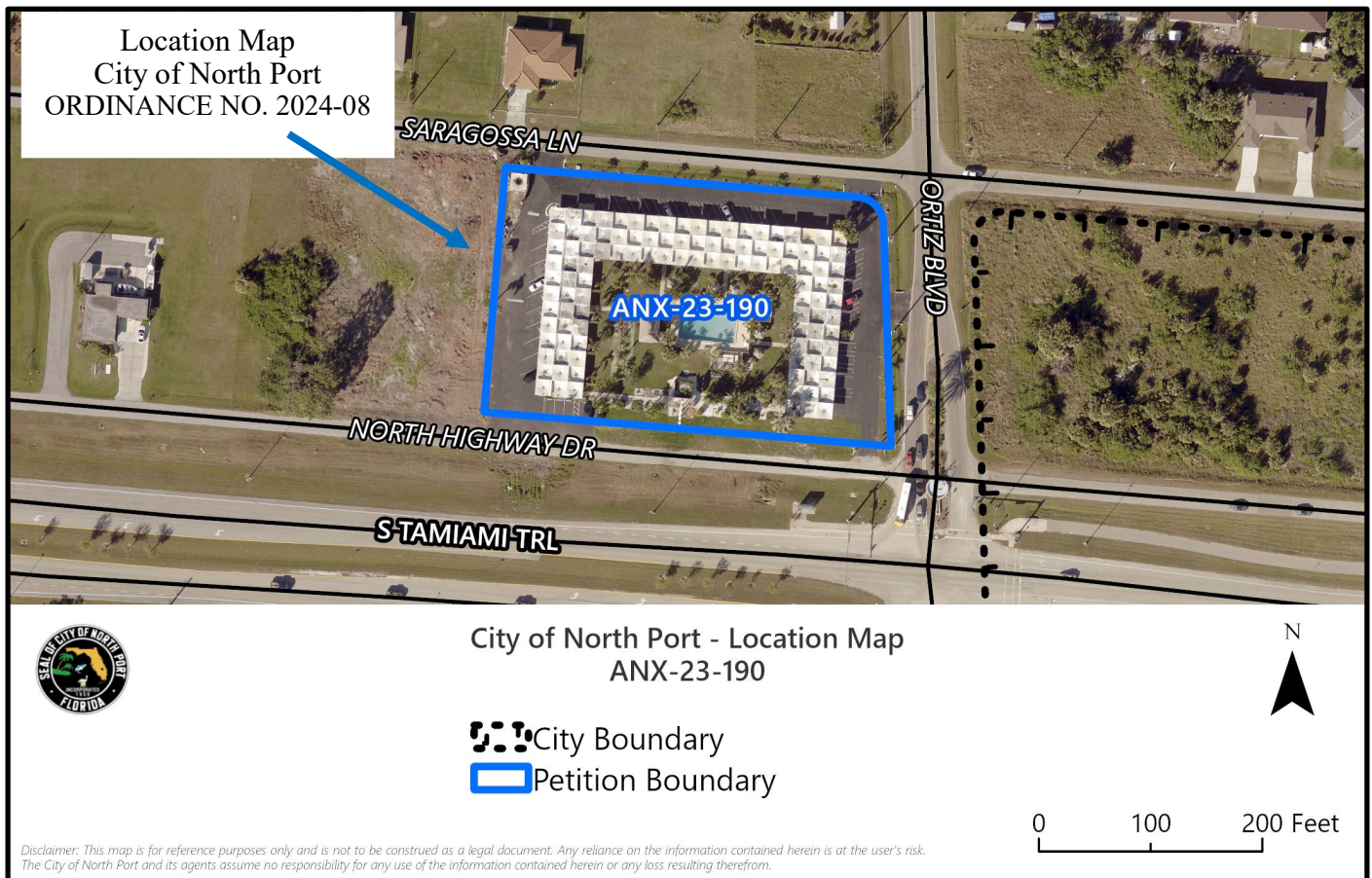
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ROGERS LAWRENCE ALAN
ZUPNIK ELISA DAWN

11140 BALFOUR ST

VENICE, FL 34293





City of North Port
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Planning & Zoning Division
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ROLO MONICA

11165 BALFOUR ST

VENICE, FL 34293





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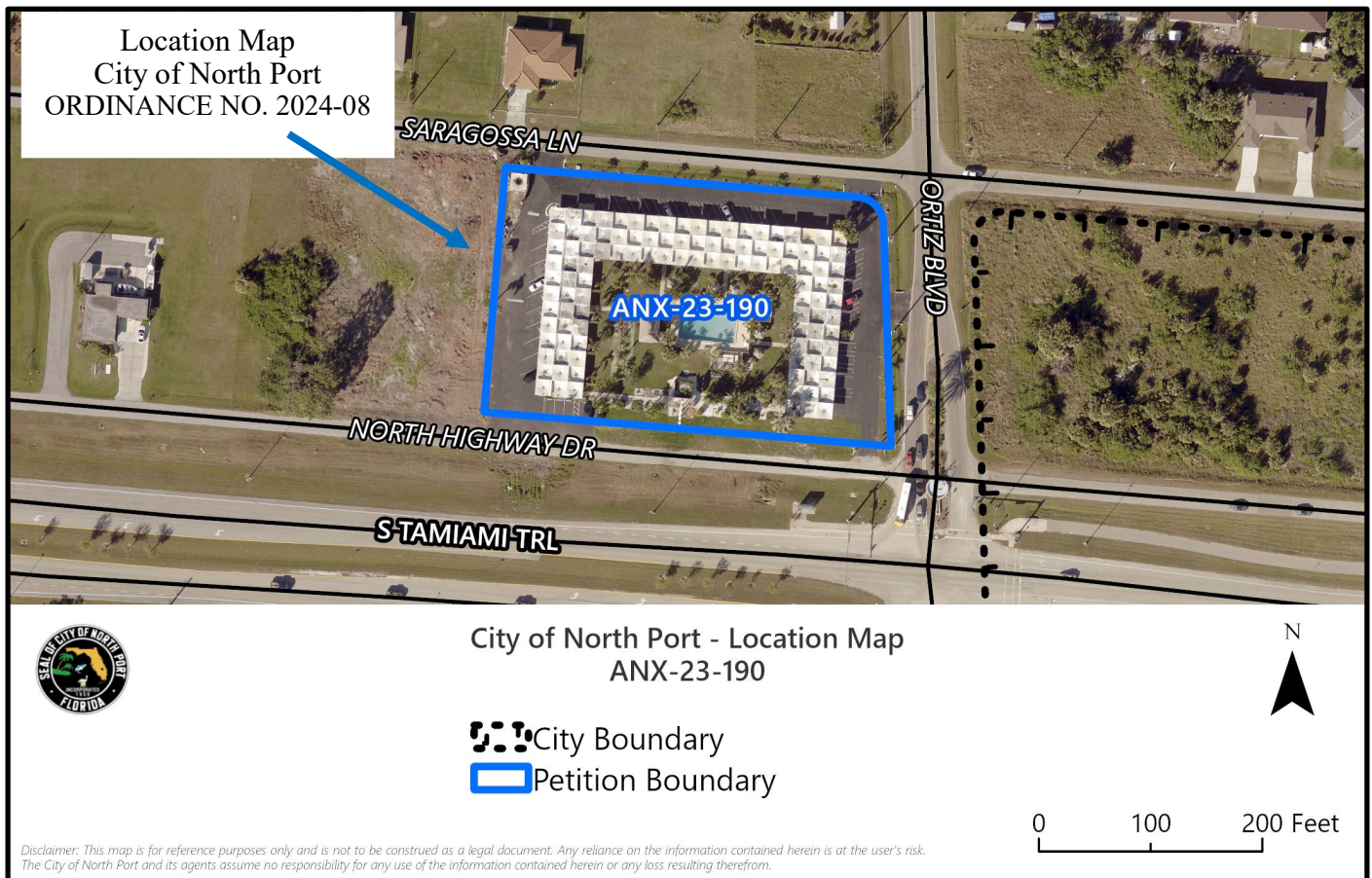
ROMANI FABIO

19752 FISHHAWK TRL

VENICE, FL 34293

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Planning & Zoning Division
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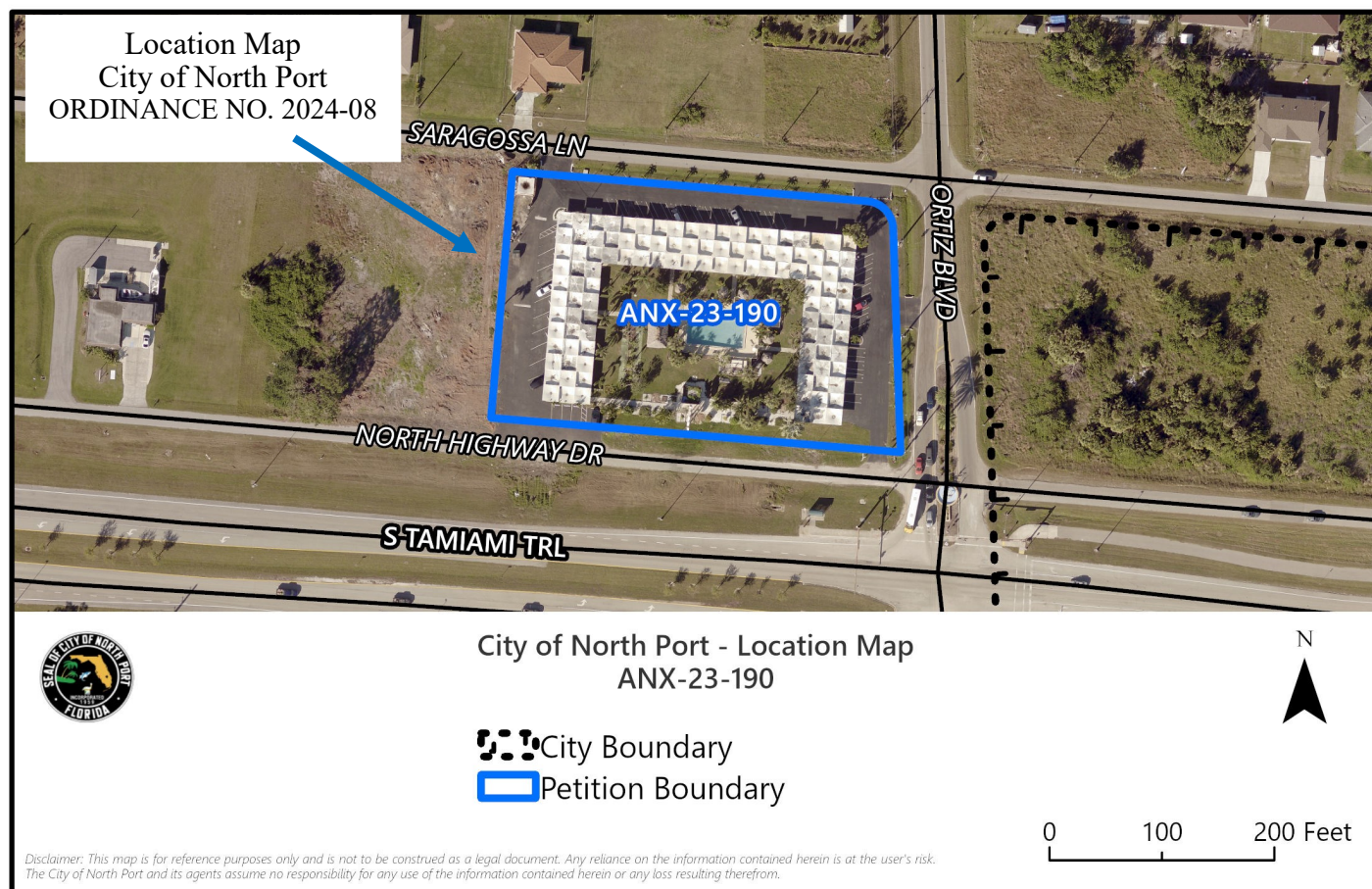
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RUGGIERO RICHARD
RUGGIERO TONI MARIE
19632 FISHHAWK TRL
VENICE, FL 34293





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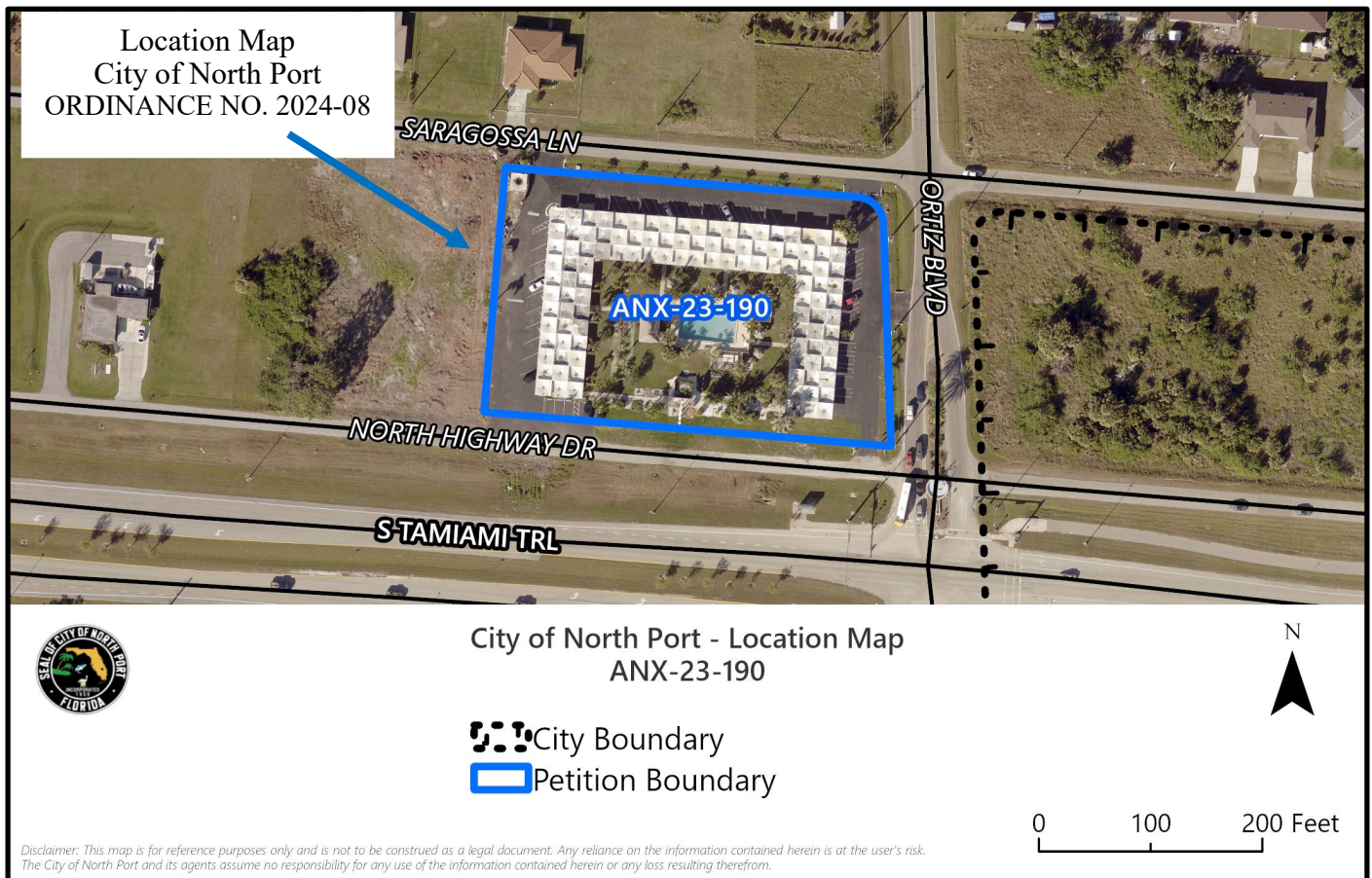
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RYAN MICHAEL KENNETH
RYAN JOANNA LEE

11125 BELFOUR ST

VENICE, FL 34293





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SANTOS ANGELO NOEL VI-
CENTE
SANTOS LAURA ELIZABETH

11135 BALFOUR ST

VENICE, FL 34293





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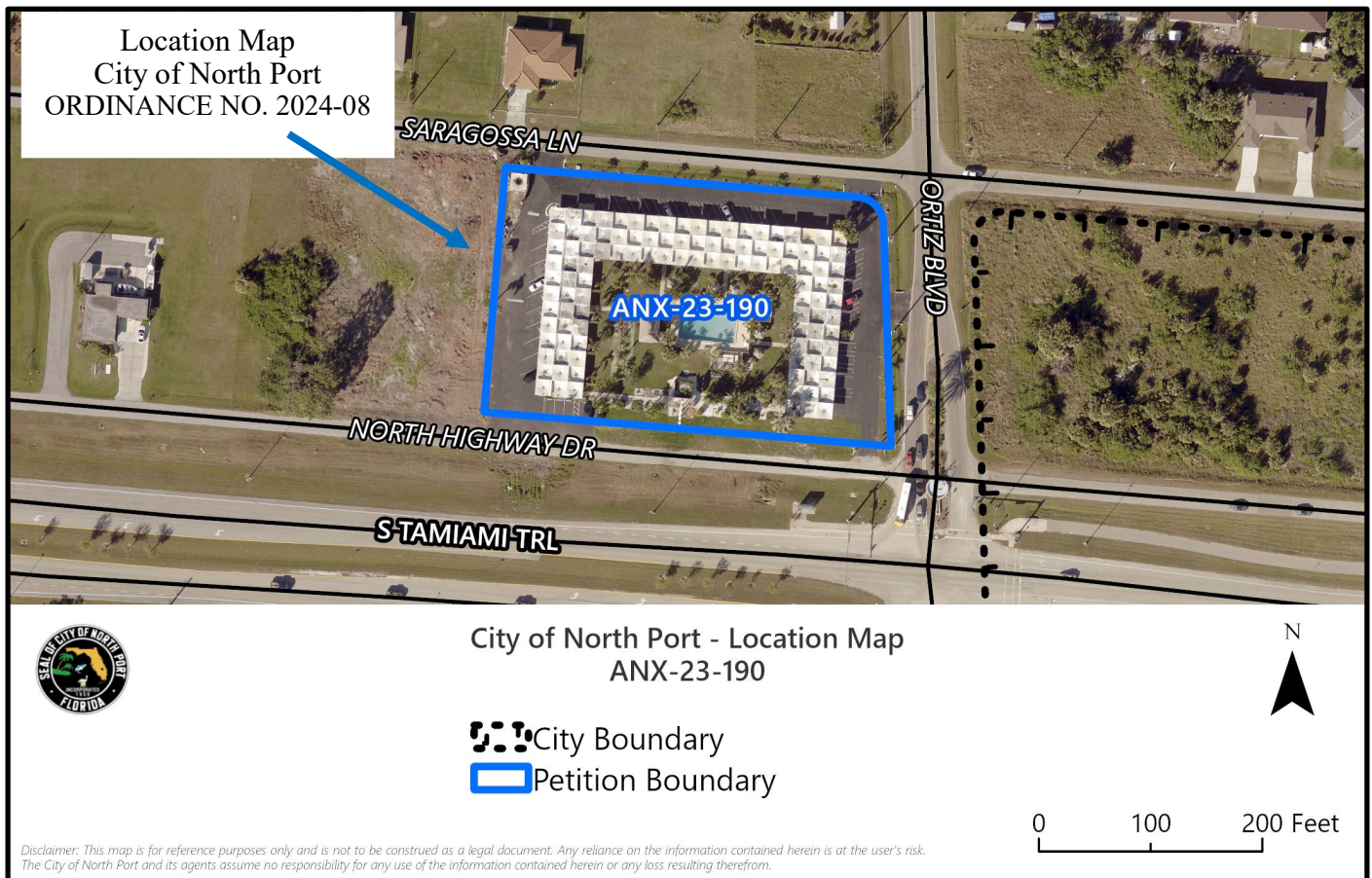
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SCHMIT REBEKAH LYN
SCHMIT BRIAN MICHAEL

19800 FISHHAWK TRL

VENICE, FL 34293





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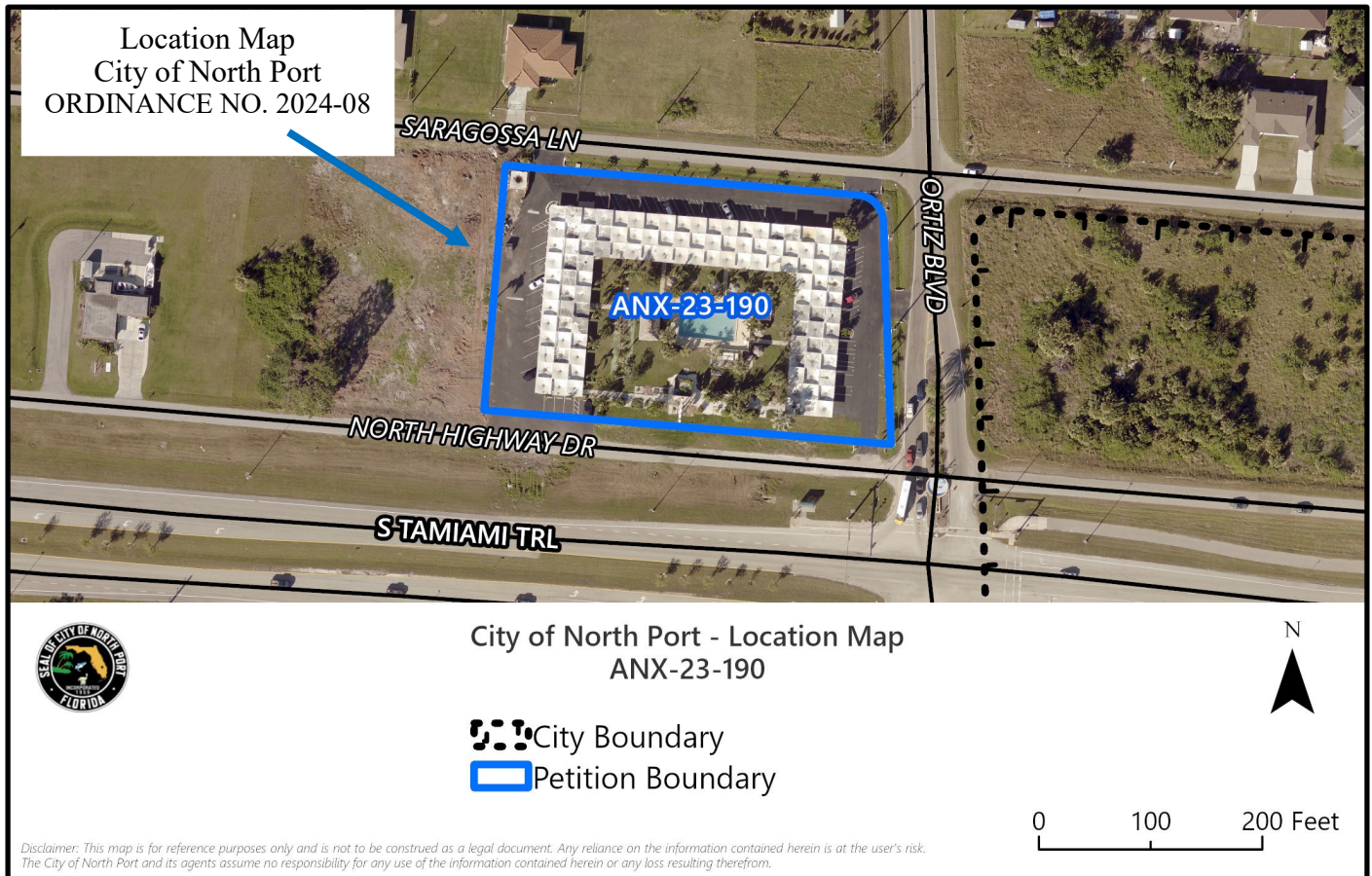
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SEGRETI MATTHEW
GIUSEPPE

11105 BALFOUR ST

VENICE, FL 34293





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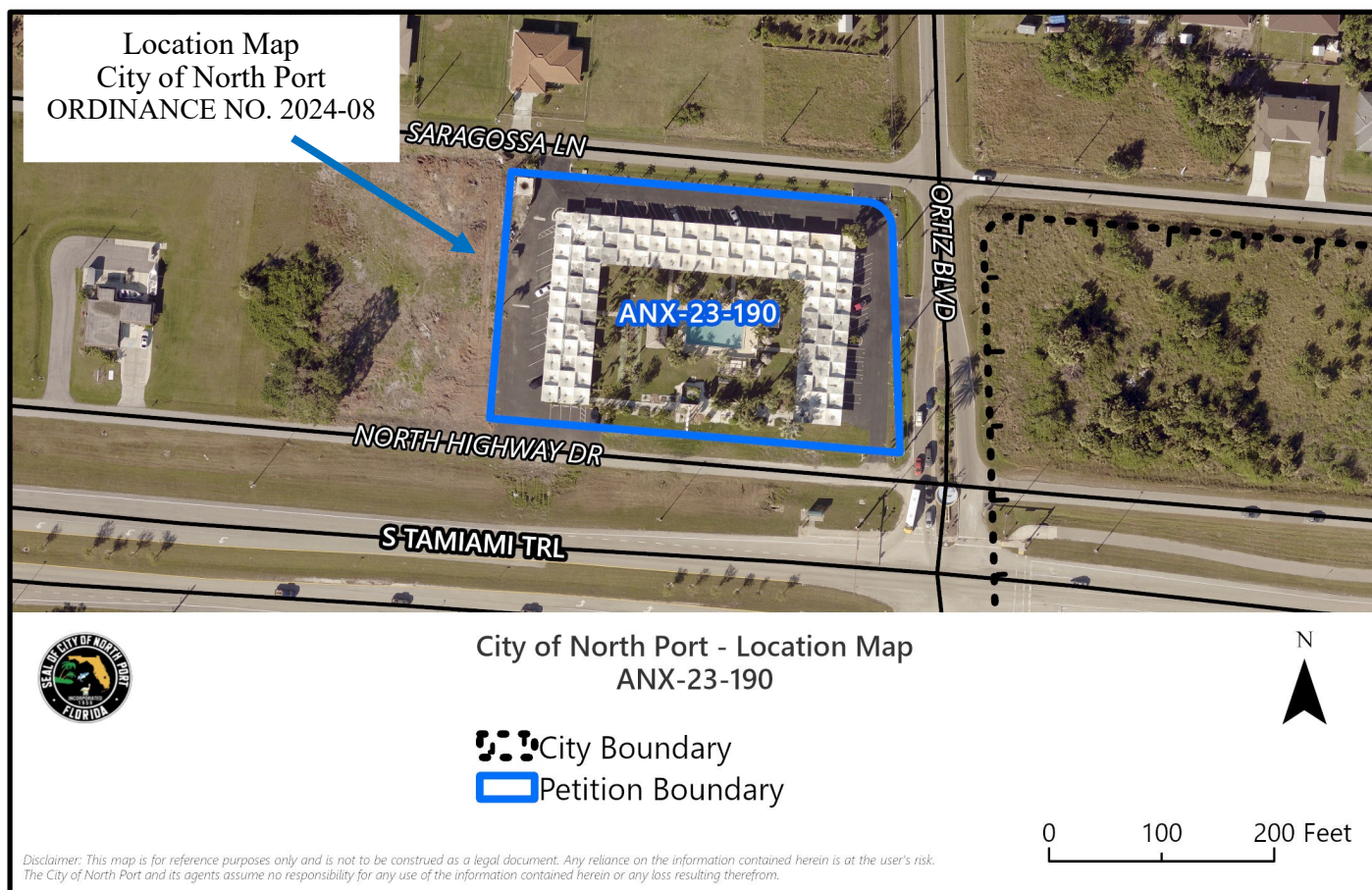
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SHERILLO RAFFAELE
COPPOLA MARCELLA
SHERILLO RALPH N
11150 BALFOUR ST

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VENICE, FL 34293

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STOBAUGH CHRISTINE S

350 NORTH RIVER RD

VENICE, FL 34293





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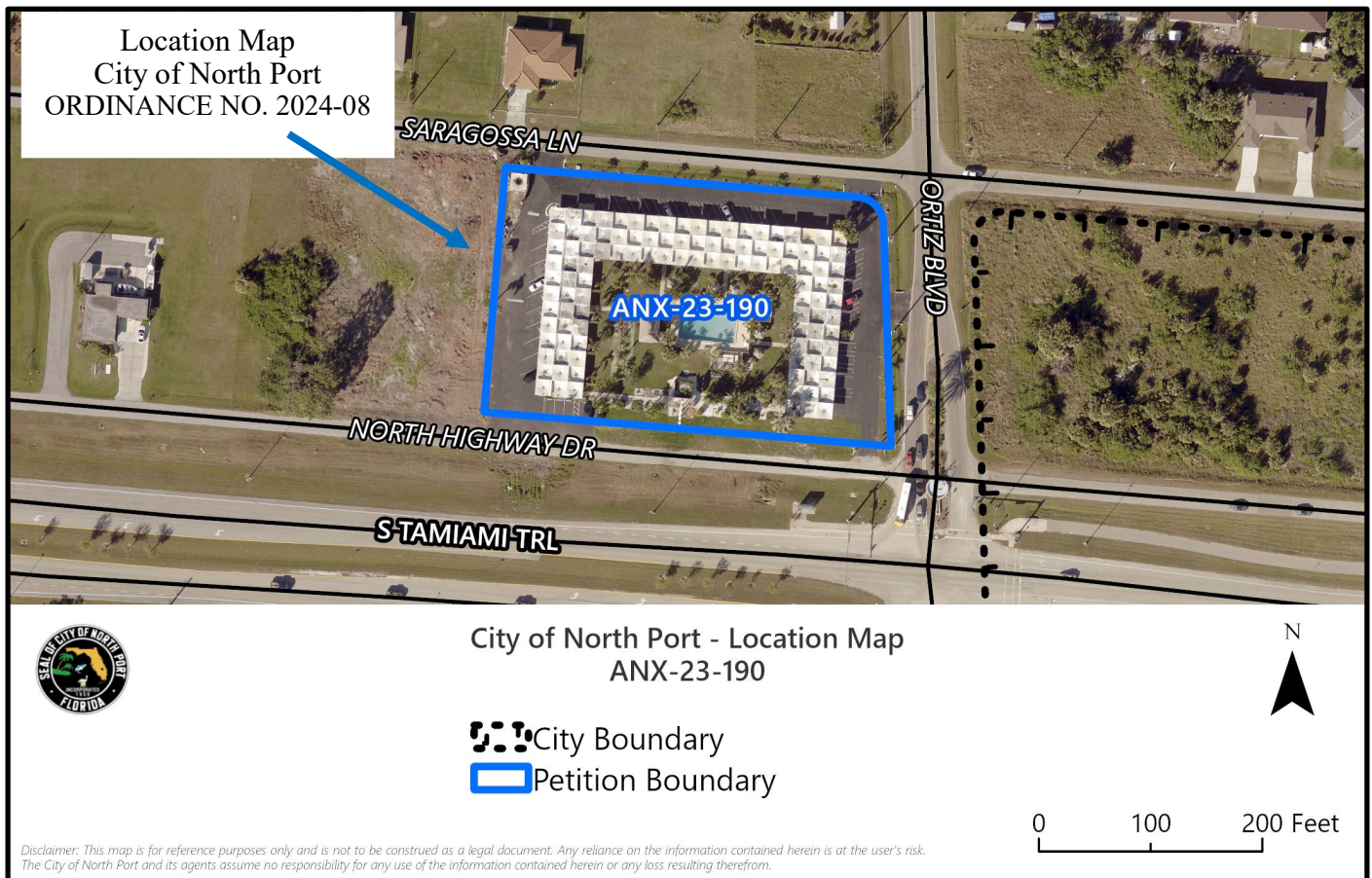
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SWIRES DANIEL LEE
SWIRES KERRI ALISON
ACOSTA

19764 FISHHAWK TRL

VENICE, FL 34293





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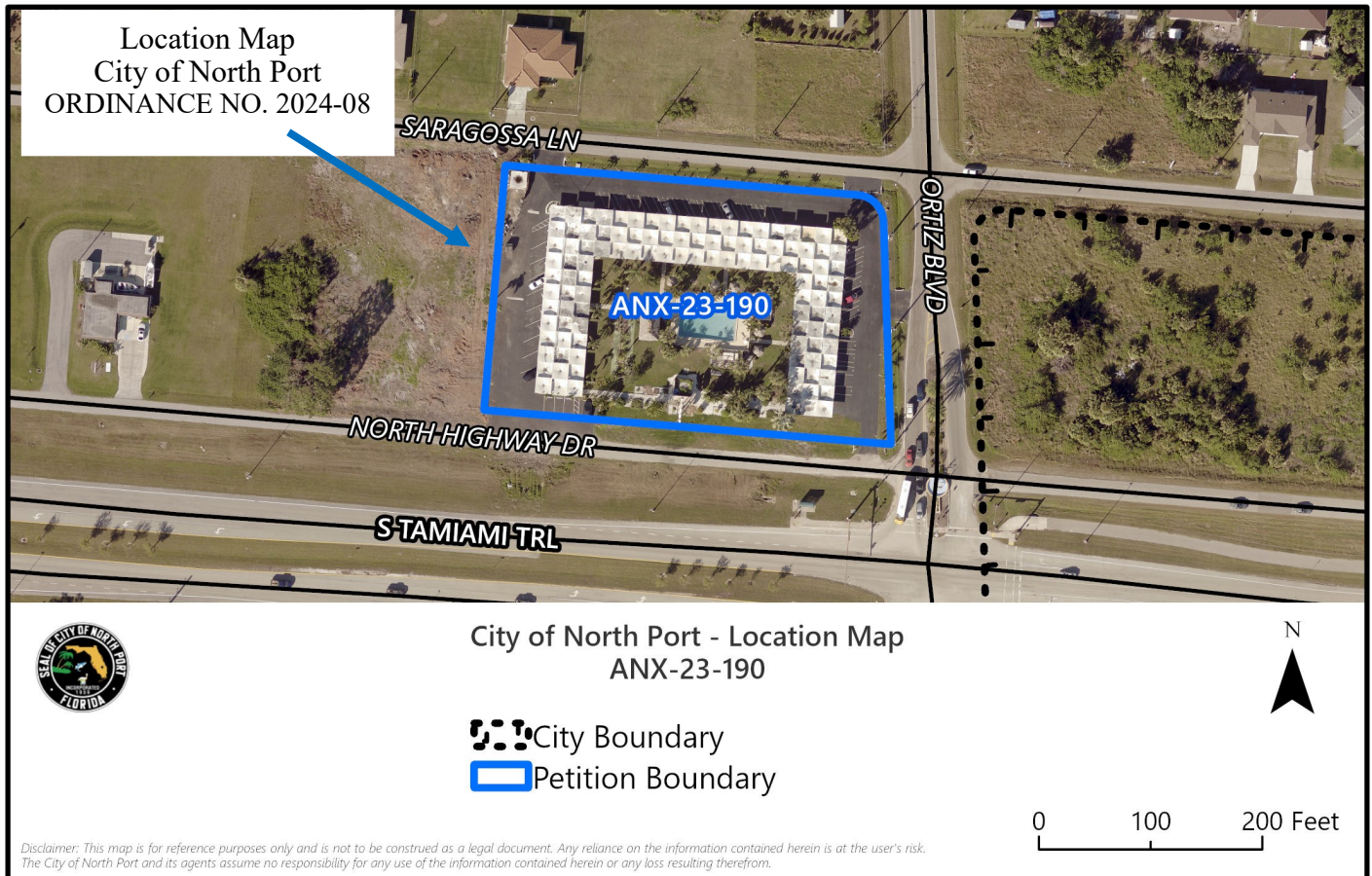
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SZPAK JANENE L

19741 FISHHAWK TRL

VENICE, FL 34293





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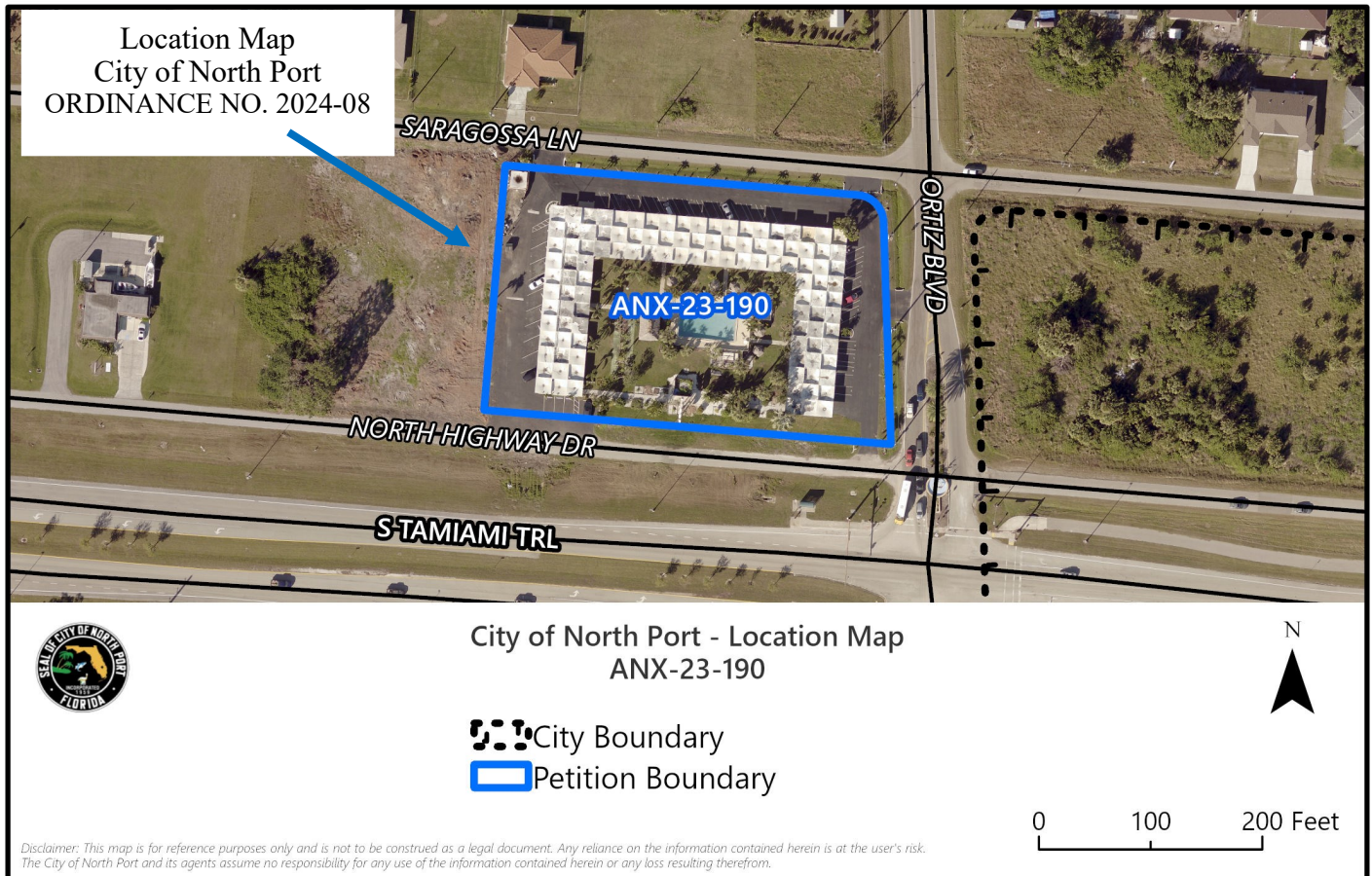
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TARANTOLA AGATA
TARANTOLA GASPARE F
19560 FISHHAWK TRL
VENICE, FL 34293





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
ANNEXATION PETITION NO. ANX-23-190
ORDINANCE NO. 2024-08**

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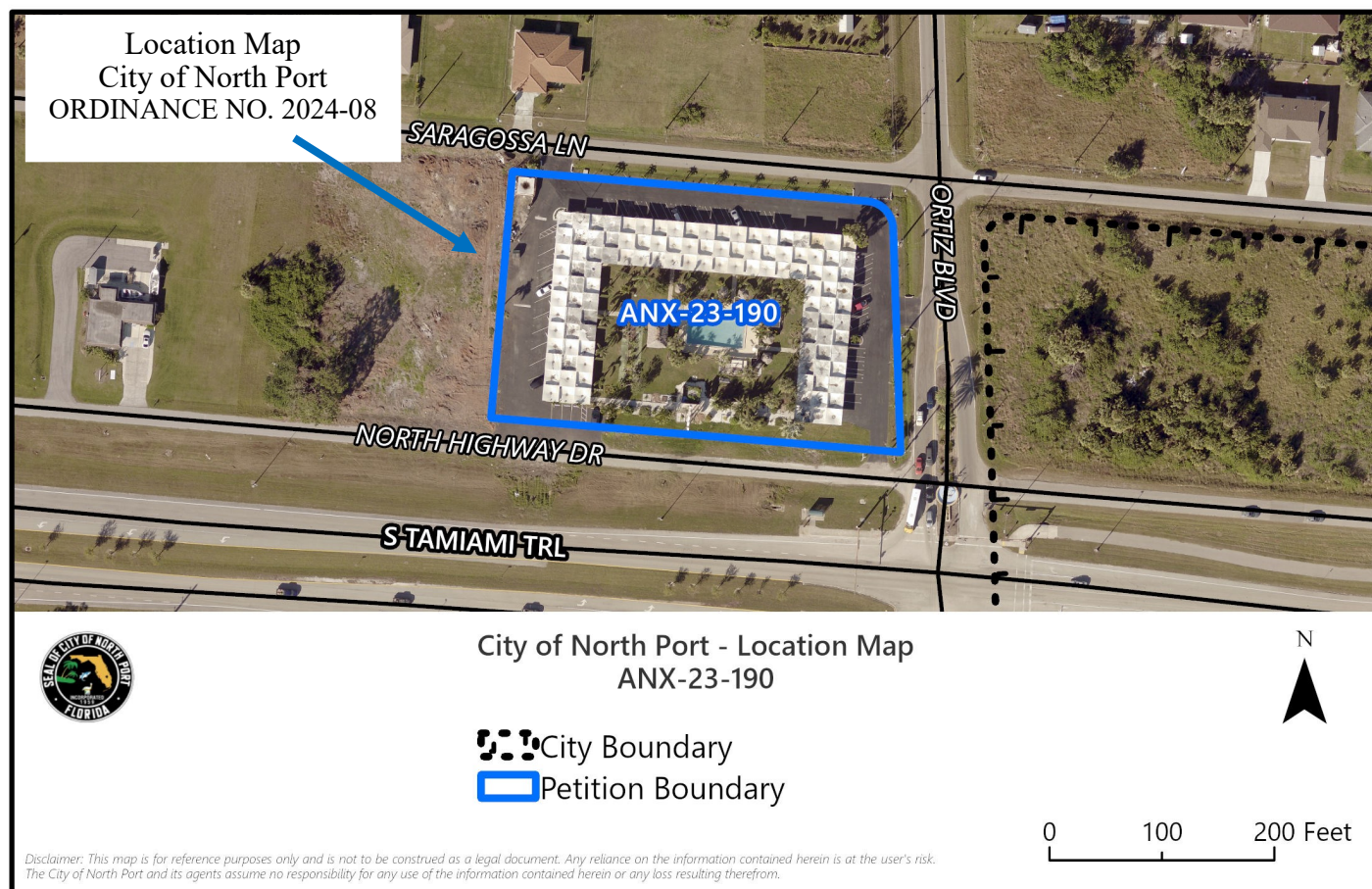
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THOMPSON GREGORY
THOMPSON KATHERINE

19692 FISHHAWK TRL

VENICE, FL 34293





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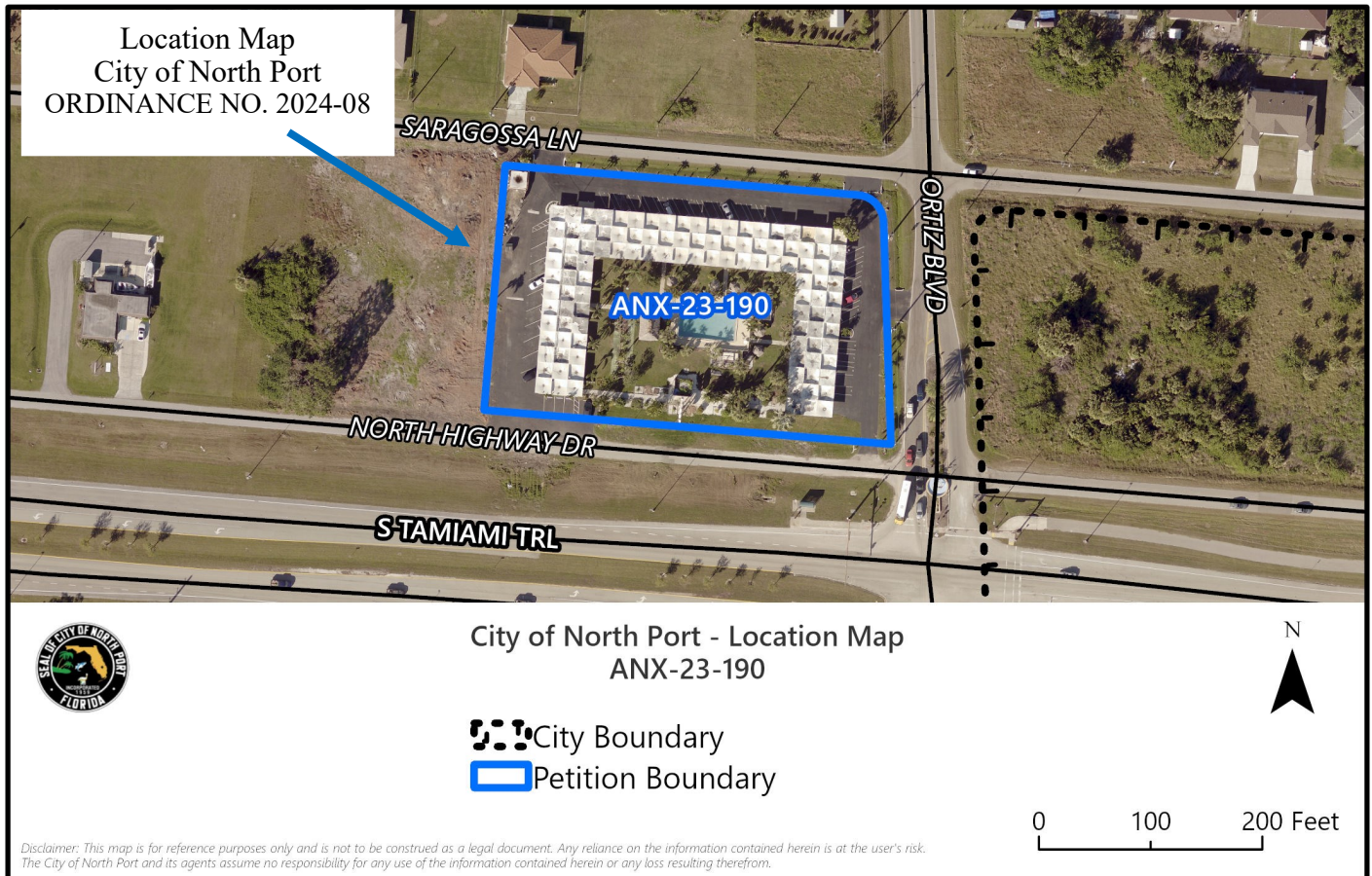
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THORTON MARY ELIZABETH

19765 FISHHAWK TRL

VENICE, FL 34293





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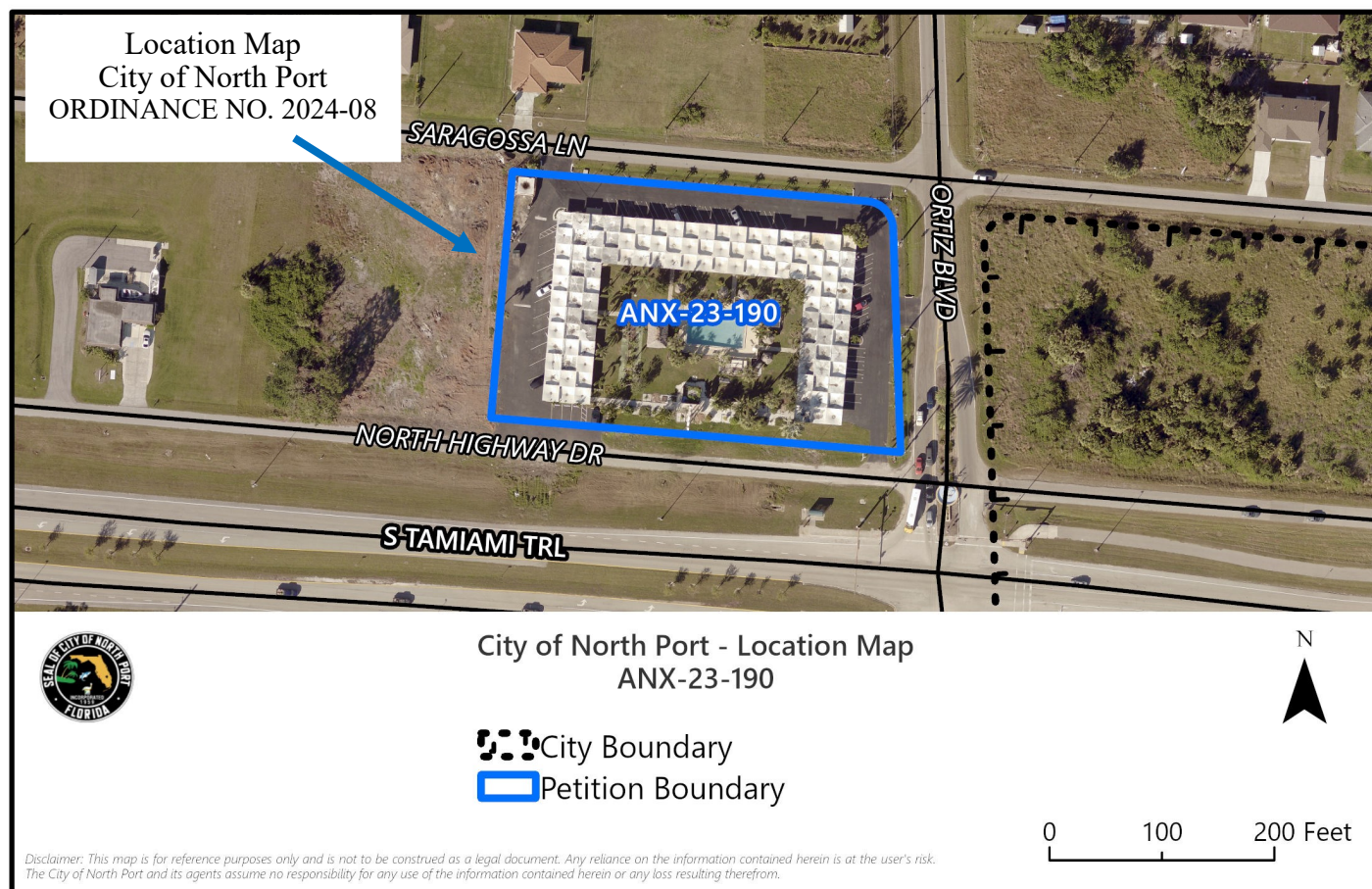
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TRINITY REAL ESTATE TRUST

1000 PINEBROOK RD

VENICE, FL 34285-6426





City of North Port
Neighborhood Development Services
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4970 City Hall Boulevard
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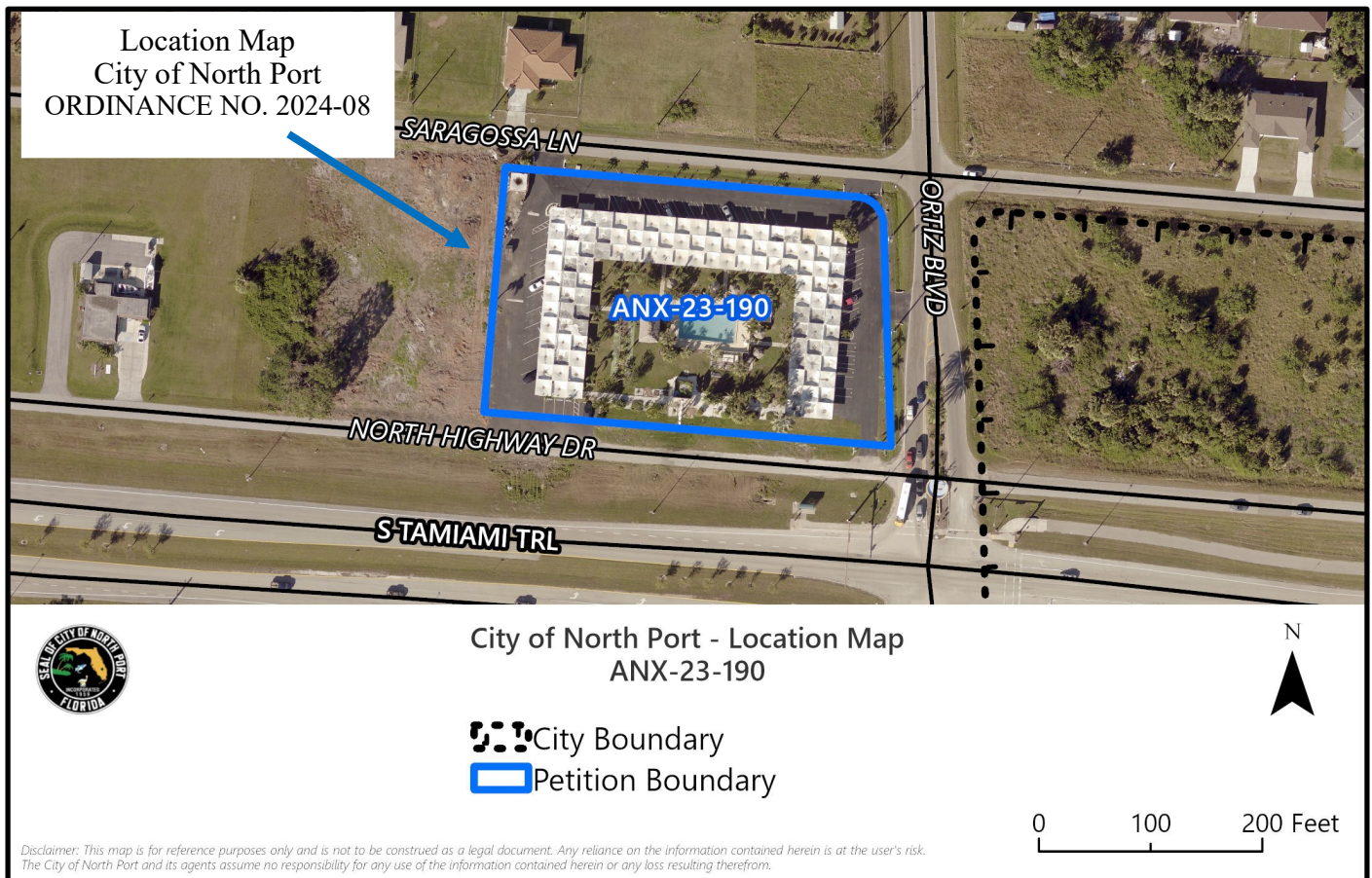
VAZQUEZ MIGUEL JR
VAZQUEZ SHANNA K

19704 FISHHAWK TRL

VENICE, FL 34293

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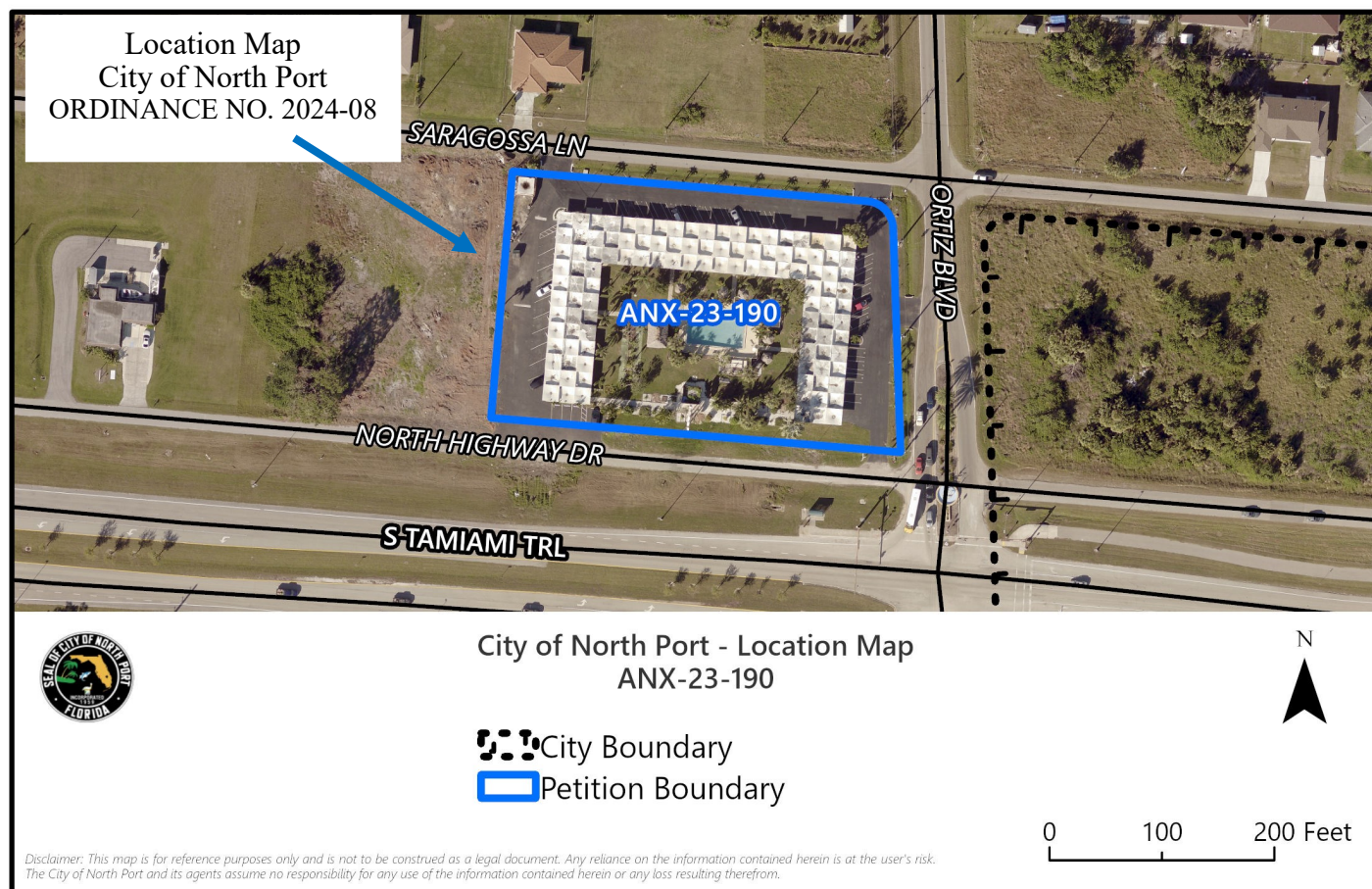
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WAGNER GAVIN
WAGNER KRYSTEN
19680 FISHHAWK TRL
VENICE, FL 34293





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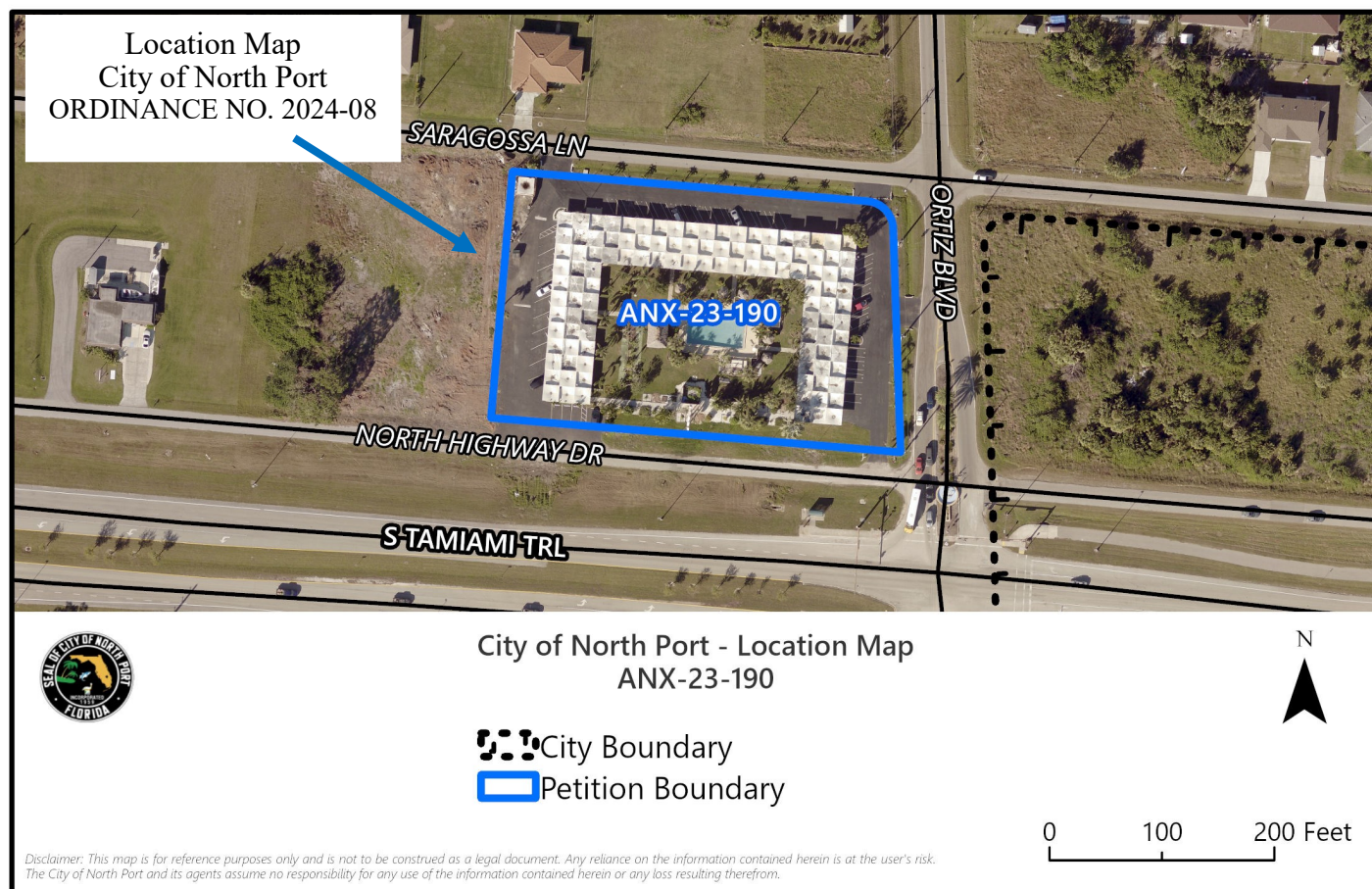
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WESLEY VIRGINIA LEE

19716 FISHHAWK TRL

VENICE, FL 34293





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WOOLFORD THOMAS JAMES
WOOLFORD CHRISTINA
KNOTT

19593 FISHHAWK TRL

VENICE, FL 34293





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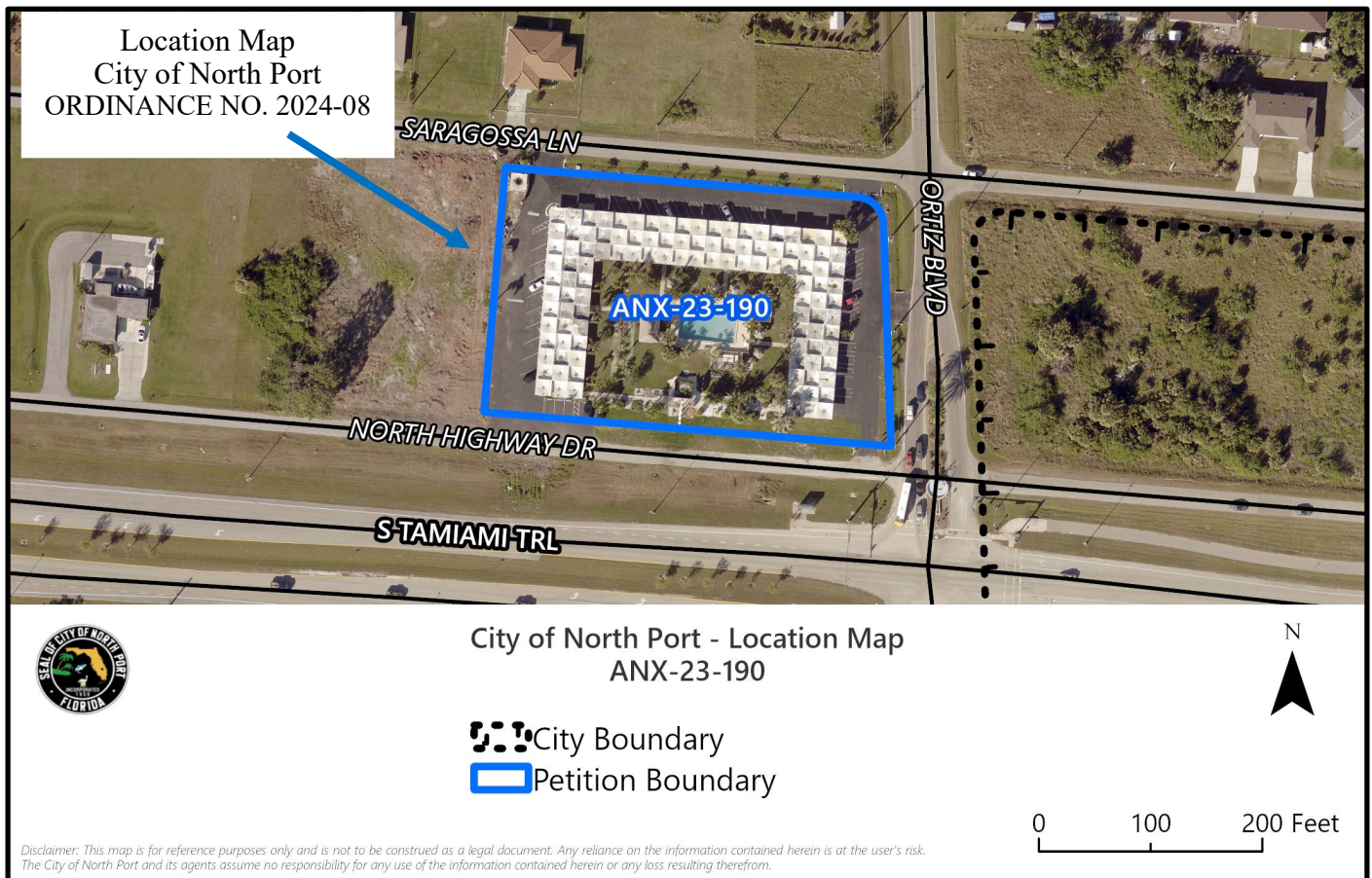
YUNG VINCENT W

19577 FISHHAWK TRL

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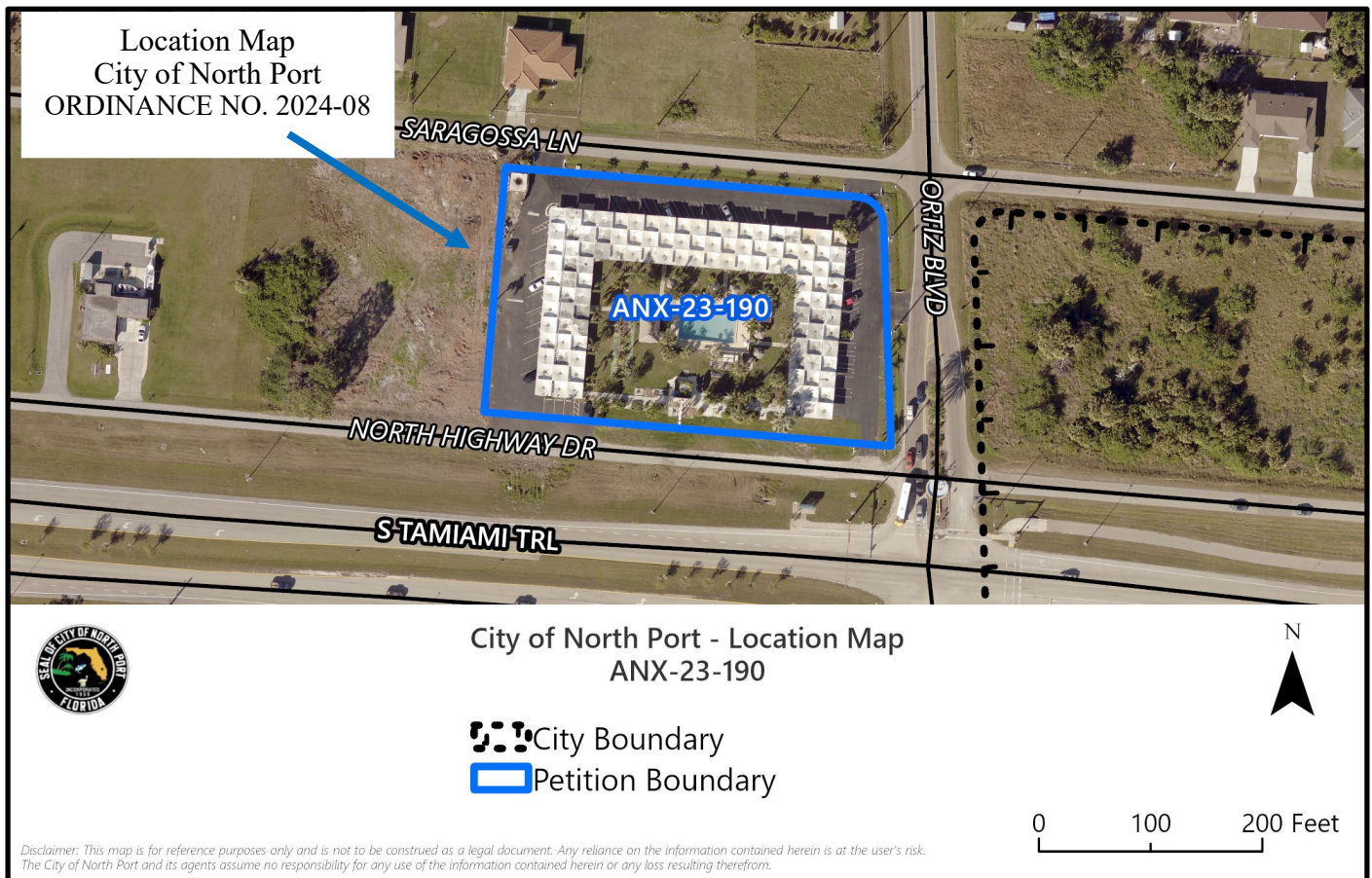
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GTP TOWERS VIII LLC

C/O PROPERTY TAX DEPT
PO BOX 723597
ATLANTA, GA 31139





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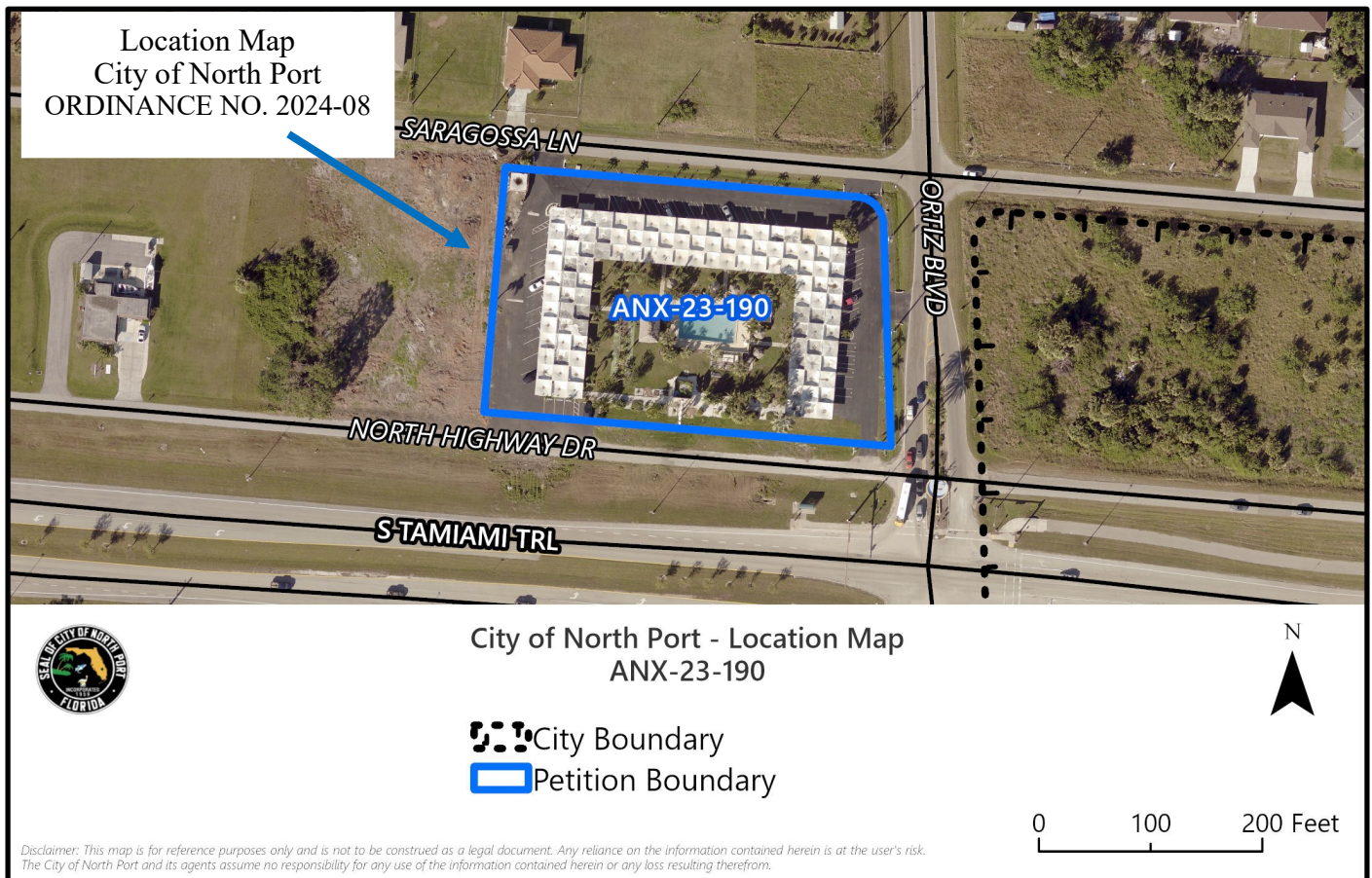
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KLOTZ DANIEL JAMES
KLOTZ TRESA JANE

21004 HAWK LN

COUNCIL BLUFFS, IA 51503





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VIEIRA ANTONIO S
VIEIRA ISABEL M

880 NORTH AVE WEST

WESTFIELD, NJ 7090





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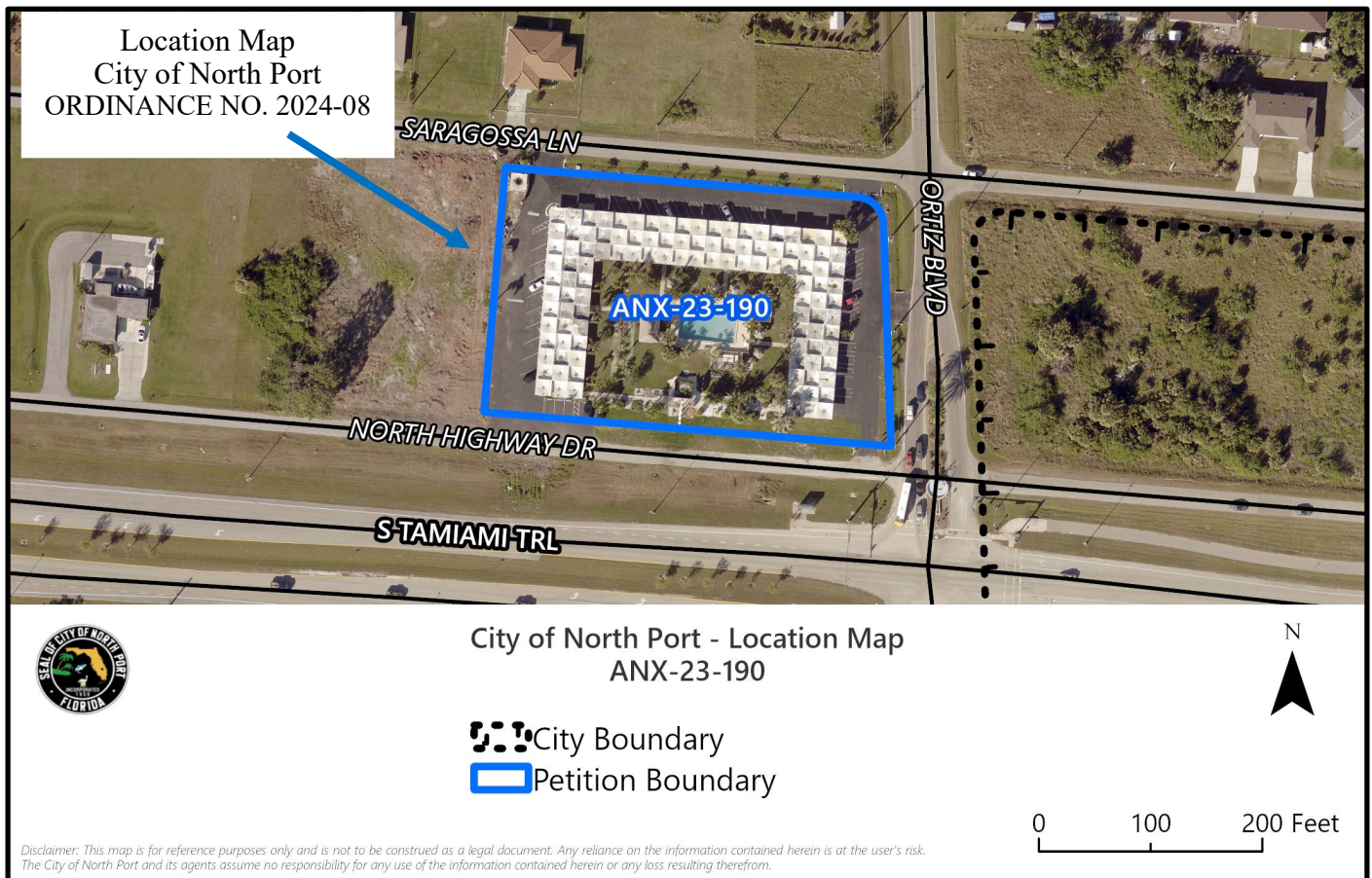
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SVIRIDOVA LARISA
TSENTNER SEMYON

2475 W 16TH ST #6J

BROOKLYN, NY 11214





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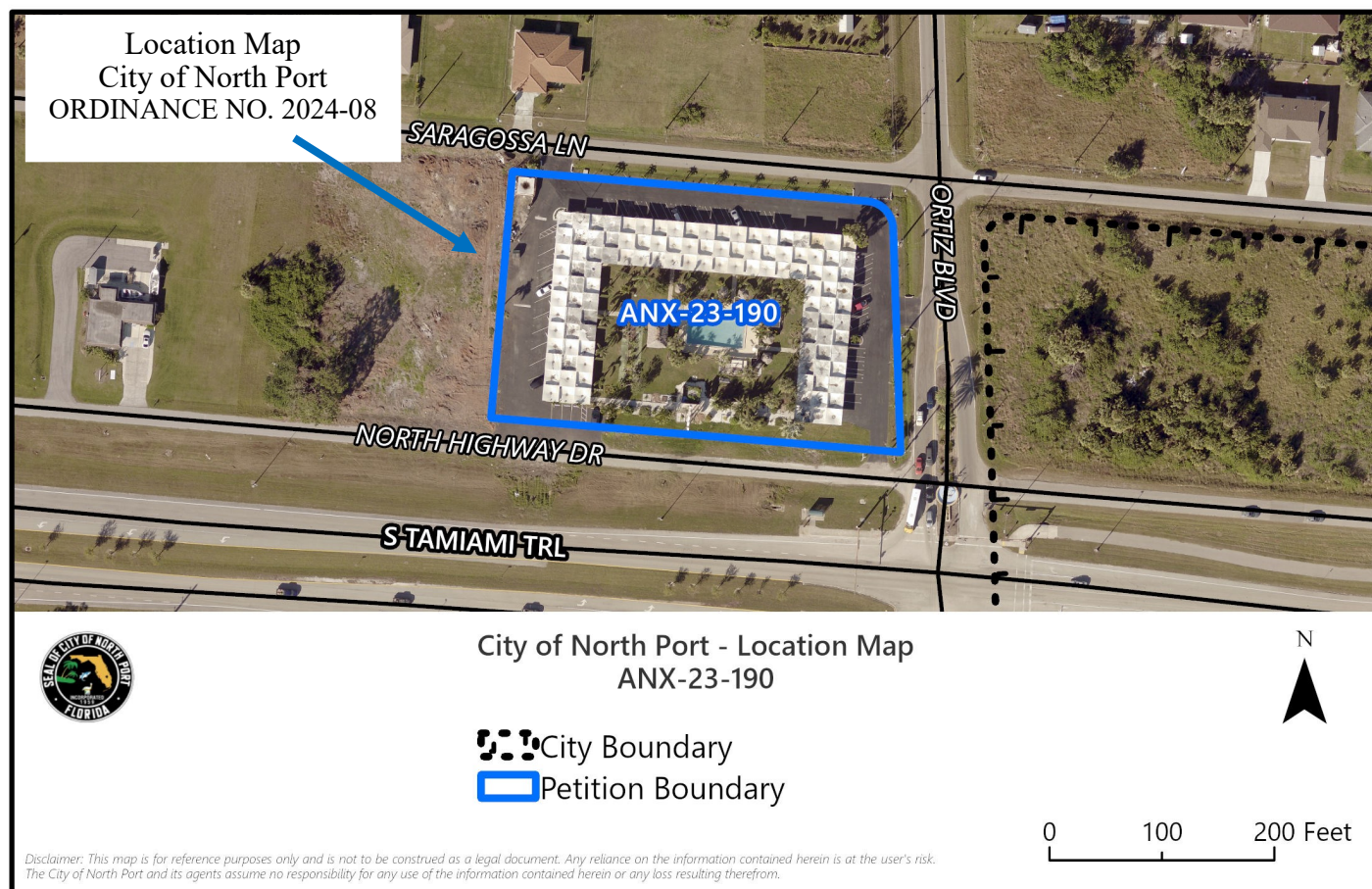
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DEMARTINIS JAMES P
DEMARTINIS CANDY L

46 HAWTHORNE AVE

STATEN ISLAND, NY 10314





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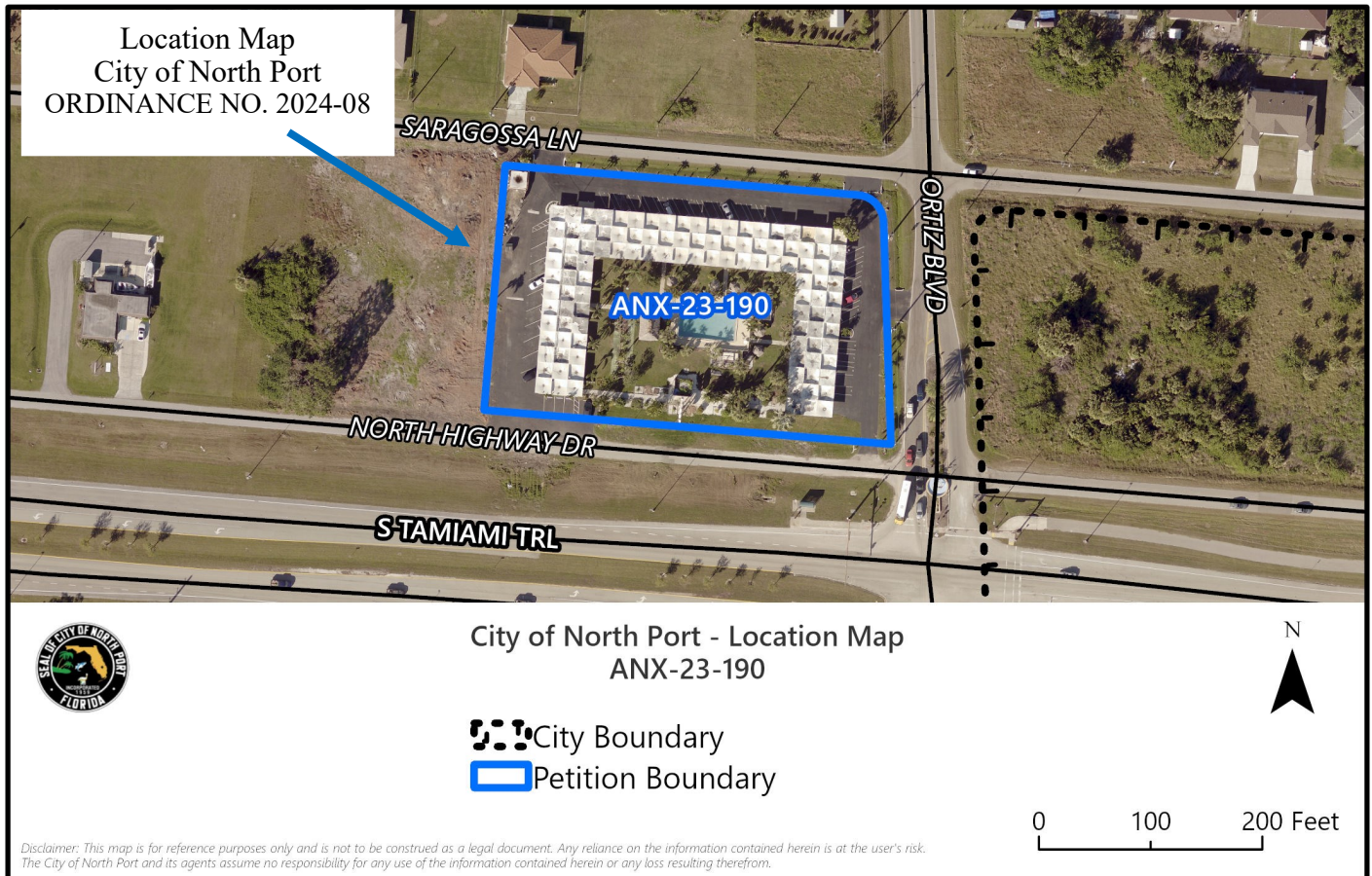
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ROMANO PASQUALE
ROMANO JANINE

116 AINSWORTH AVE

STATEN ISLAND, NY 10308





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Exhibit H - Notice to Adjacent Proper Owners

**PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER
ANNEXATION PETITION NO. ANX-23-190
ORDINANCE NO. 2024-08**

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CASTO-CCM WP MOB OWNER
LLC

250 CIVIC CENTER DR STE 500

COLUMBUS, OH 43215





City of North Port
Neighborhood Development Services
Planning & Zoning Division
4970 City Hall Boulevard
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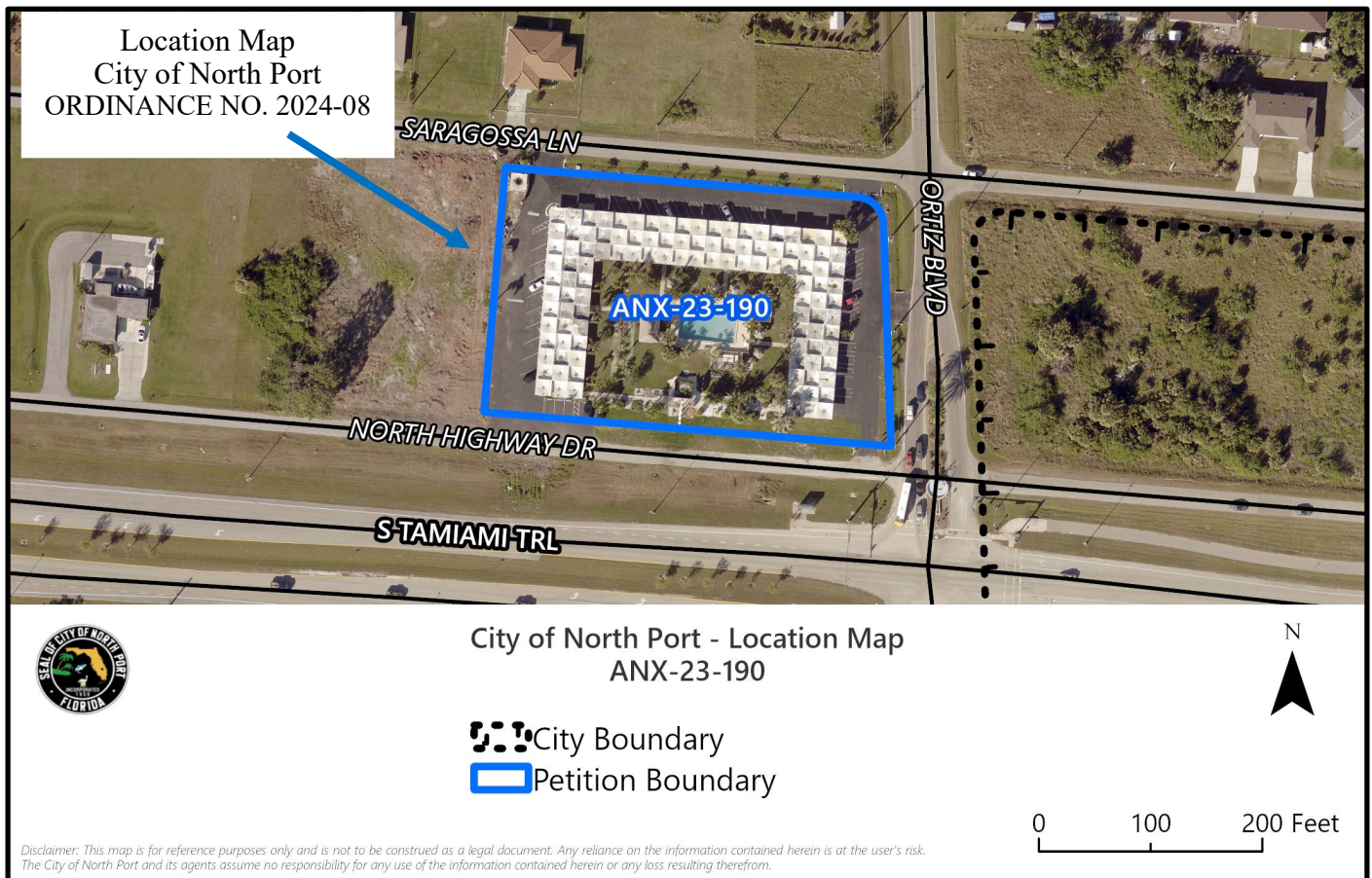
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MYAKKA RIVER PARK LLC

4622 MAPLE AVE SUITE 200

DALLAS, TX 75219





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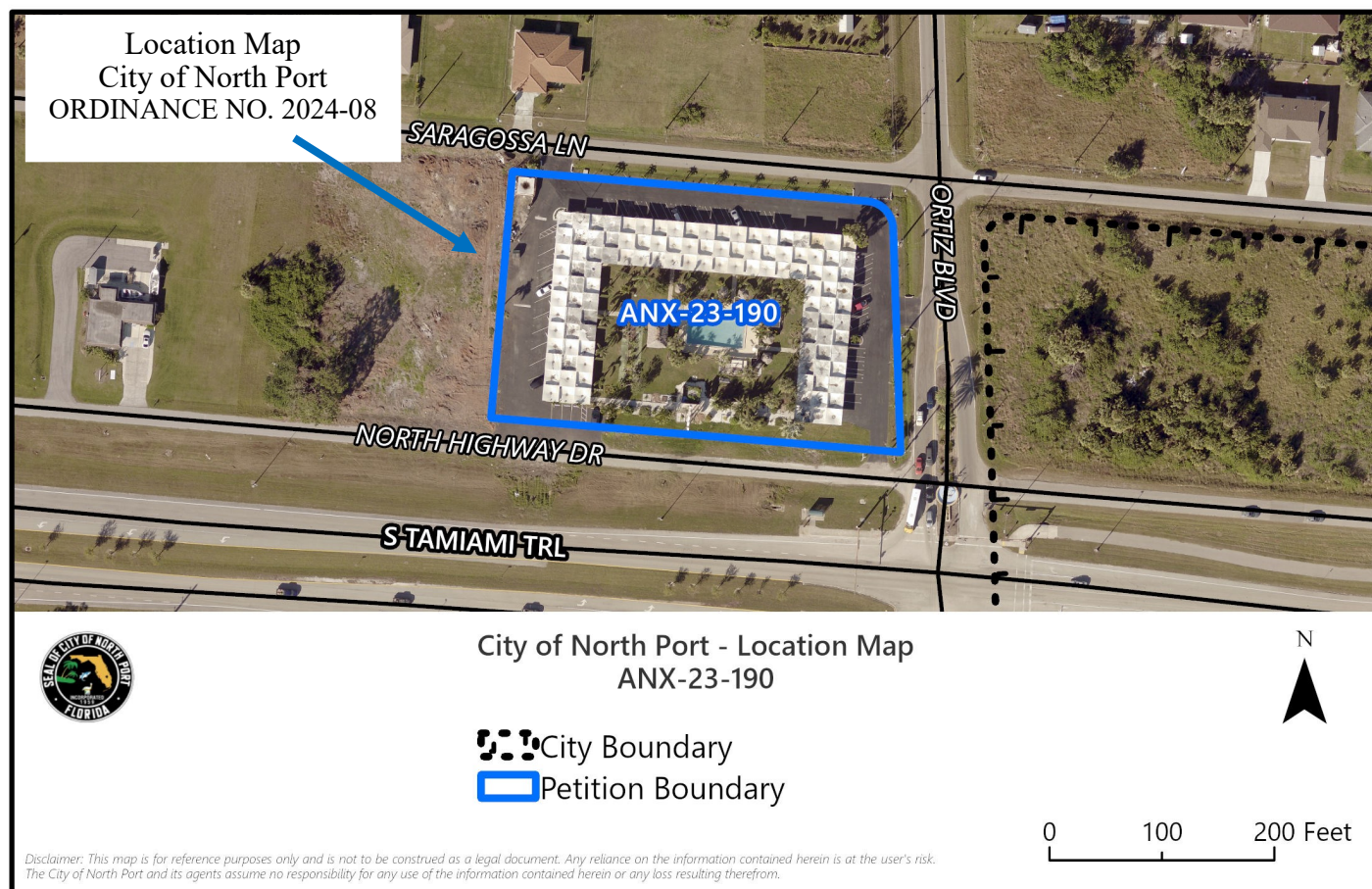
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NGUYEN IVY
MAI LIEU

10326 LYNDON MEADOWS DR

HOUSTON, TX 77095





City of North Port
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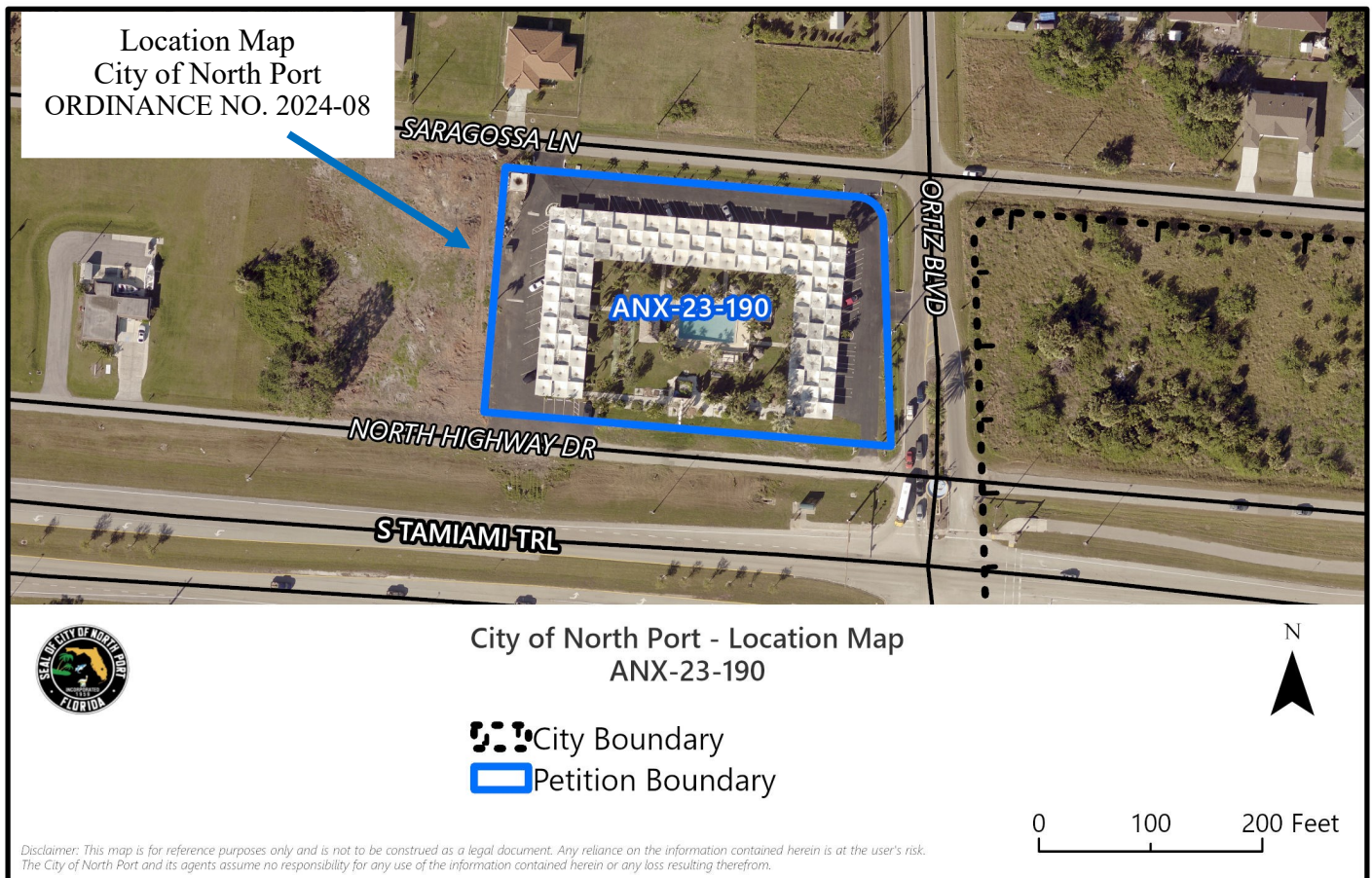
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DANIEL L SCHULZ TRUST
PATRICIA A SCHULZ TRUST
PO BOX 7612

ARLINGTON, VA 22207





City of North Port
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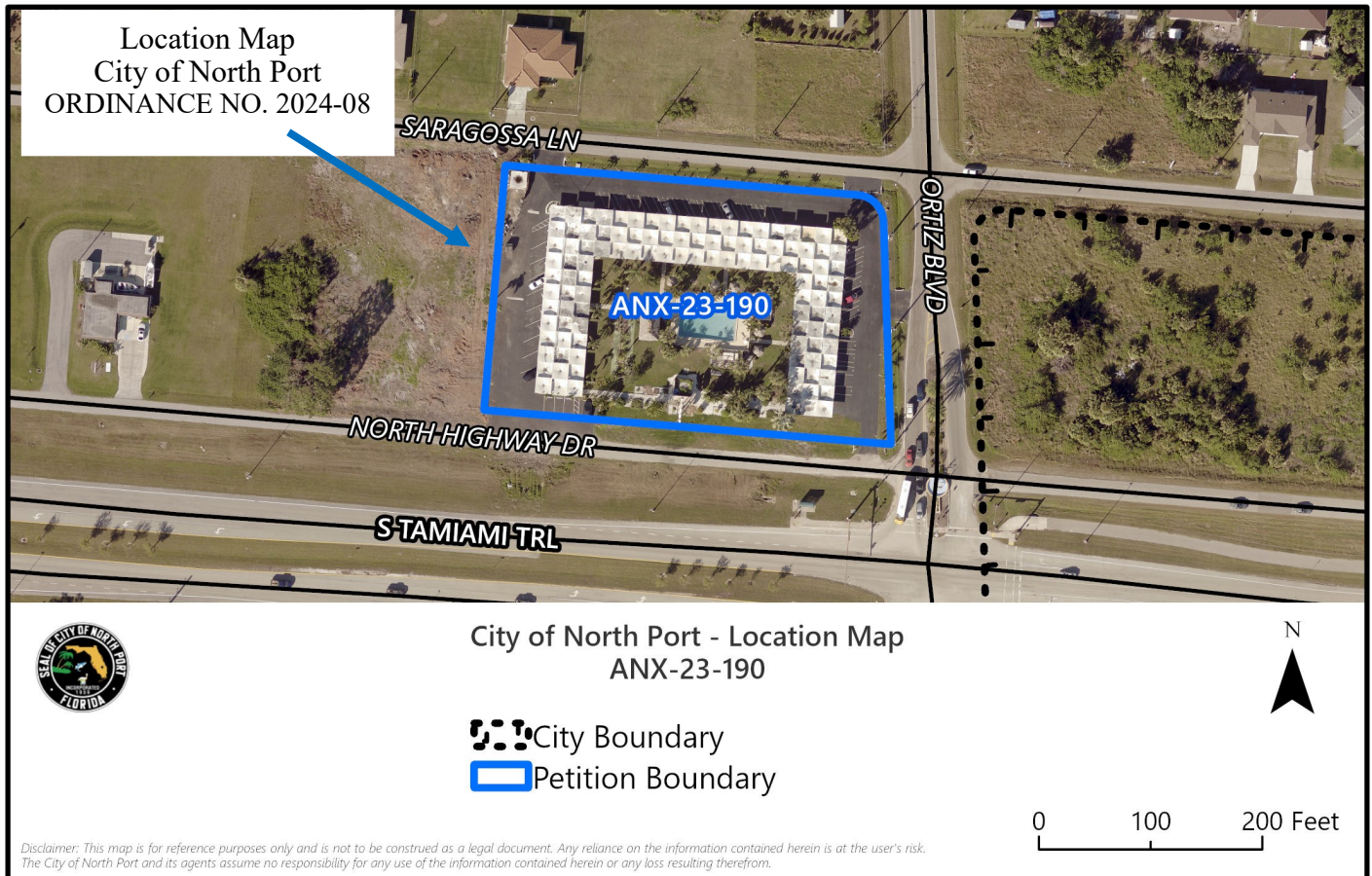
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RIES-EHDE SHARON MAY
EHDE LANCE LEROY

8015 46TH AVE W

MUKILTEO, WA 98275





February 28, 2024

North Port Investment One LLC
14106 US Highway 19
Hudson, FL 34667

RE: Petition Number, ANX-23-190, Warm Mineral Springs Motel Voluntary Annexation, Ordinance 2024-08

This letter is to inform you, according to Sec. 53-22 H. (1) of the Unified Land Development Code, public hearings to consider Petition Number ANX-23-190, Warm Mineral Springs Motel voluntary annexation of $\pm$ 1.7716 acres of land into the City of North Port, are scheduled to be heard as follows:

Planning & Zoning Advisory Board, Thursday, March 21, 2024, at 9:00 a.m. or as soon after that.
Commission Meeting, First Reading – Tuesday, April 9, 2024, at 10:00 a.m. or as soon after that.
Commission Meeting, Second Reading – Tuesday, April 23, 2024, at 6:00 p.m. or as soon after that.

These hearings will take place in City Commission Chambers located on the second floor of North Port City Hall, 4970 City Hall Boulevard, North Port, FL 34286.

Please be advised that you as the property owner or your designated agent or attorney, if any, must attend these public hearings.

If you need additional information or further assistance concerning the public hearing process, please contact me at swillette@cityofnorthportfl.gov.

Respectfully,

Sherry
Willette

Digitally signed by Sherry
Willette
Date: 2024.03.01
17:22:26 -05'00'

Sherry Willette-Grondin, Planner III