

CE: 24-4292



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER



Property Record Information for **1006008624**

Ownership:

NGUYEN MINH B

7987 63RD ST N, PINELLAS PARK, FL, 33781-2151

Situs Address:

5000 S CHAMBERLAIN BLVD NORTH PORT, FL, 34286

Land Area: 181,209 Sq.Ft.

Municipality: City of North Port

Subdivision: 1525 - PORT CHARLOTTE SUB 07

Property Use: 1000 - Vacant commercial land

Status: OPEN

Sec/Twp/Rge: 35-39S-21E

Census: 121150027451

Zoning: NCLI - NEIGHBORHOOD COMMERCIAL LOW INTENSITY

Total Living Units: 0

Parcel Description: TRACT E BLK 86 7TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ¹
2024	\$46,100	\$0	\$0	\$46,100	\$46,100	\$0	\$46,100	\$0
2023	\$46,100	\$0	\$0	\$46,100	\$46,100	\$0	\$46,100	\$0
2022	\$43,200	\$0	\$0	\$43,200	\$43,200	\$0	\$43,200	\$0
2021	\$41,200	\$0	\$0	\$41,200	\$41,200	\$0	\$41,200	\$0
2020	\$37,500	\$0	\$0	\$37,500	\$37,500	\$0	\$37,500	\$0
2019	\$37,500	\$0	\$0	\$37,500	\$35,200	\$0	\$35,200	\$2,300
2018	\$32,000	\$0	\$0	\$32,000	\$32,000	\$0	\$32,000	\$0
2017	\$32,000	\$0	\$0	\$32,000	\$32,000	\$0	\$32,000	\$0
2016	\$32,000	\$0	\$0	\$32,000	\$32,000	\$0	\$32,000	\$0
2015	\$30,700	\$0	\$0	\$30,700	\$30,700	\$0	\$30,700	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/26/2013	\$260,000	2013035449	05	RBC BANK (USA)	WD
9/10/2010	\$100	2010116052	11	CARR SR, MICHAEL J	CT
5/28/2004	\$772,000	2004127498	X2	HAHN RICHARD F,	WD
4/13/1998	\$62,900	3096/1642	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/20/2024





City of North Port
Development Application

RECEIVED

By Folakemi Gangbo at 7:36 am, Nov 15, 2024

FOR OFFICE USE ONLY

File #

Date: 11/06/2024

Parcel ID No. 1006-00-8624, 1006-00-8623

Legal Description: TRACT E BLK 86 7TH ADD TO PORT CHARLOTTE. TRACT D BLK 86 7TH ADD TO PORT CHARLOTTE

Application Type:

- | | | |
|---|---|-----------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Concept Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Voluntary | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Comprehensive Plan Amendment (Small) | <input type="checkbox"/> Mandatory | |
| <input type="checkbox"/> Comprehensive Plan Amendment (Large) | <input checked="" type="checkbox"/> Preliminary Project Review | |
| <input type="checkbox"/> Conditional Uses | <input type="checkbox"/> Public Art | |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Rezone | |
| <input type="checkbox"/> Division of Land | <input type="checkbox"/> Standard | |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Village | |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Site Development and Infrastructure Plan | |
| <input type="checkbox"/> Subdivision, Preliminary | <input type="checkbox"/> Special Exception | |
| <input type="checkbox"/> Subdivision, Minor | <input type="checkbox"/> ULDC Text Amendments | |
| <input type="checkbox"/> Subdivision, Final Plat | <input type="checkbox"/> Vacation | |

Project Name: Chamberlain Multi-Family

General Location / Address of Property: 5000 & 5200 S. Chamberlain Blvd, North Port, FL 34286

Property Owner: Nguyen Minh

Address: 7987 63rd St. N., Pinellas Park, FL 33781-2151

Phone: _____ Email: _____

Applicant: Chamberlain Family Apartments, LTD.

Address: 401 Wilshire Blvd., Suite 1070, Santa Monica, CA 90401

Phone: 206-661-1087 Email: jrichter@lincolnavenu.com

*Primary Contact Person: Justin Napolitano, P.E.

Relationship to Property Owner / Project: Civil Engineer

Address: 1514 Broadway, Suite 301, Fort Myers, FL 33901

Phone: 239-673-2263 Email: justin.napolitano@kimley-horn.com

***All correspondence will be directed to the Primary Contact Person**

Have previous applications been filed in connection with this property?

☐ Yes ☒ No (If Yes, please explain) _____

Preliminary Project Review File # _____

Project Information:

Description of Request:

The development shall include 7 multi-family buildings with approximately 165 units, a clubhouse, and amenity space with associated parking, drainage, and utilities.

The proposed use of the project will be residential multi-family and will request a rezone to a multi-family use on these parcels.

Justification Statement:

The request to rezone is to allow only multi-family use on the property. With the new transitional corridor zoning it is not feasible to provide the required amount of commercial space with a typical multi-family development.

Area of subject property in acres: Upland 11.0 Wetland N/A Water N/A Total 11.0

Current Use of the Property: Vacant

Proposed Use of the Property: Multi-Family

Future Land Use Designation: Commercial Zoning District: Transitional Corridor

Is City water service available to the site? ☒ Yes ☐ No

Is City wastewater service available to the site? ☐ Yes ☒ No

For Non-Residential Projects only:

Existing Building Square Footage: N/A Proposed Building Square Footage: N/A

For Residential Subdivisions only:

Number of Lots: N/A

Number and Type of Proposed Dwelling Units:

Single Family Detached: N/A Single Family Attached: N/A Multi-Family: 165