



Resolution 2022-R-38

3216 Ambrosia Terrace Vacation of Platted Rear
Drainage and Utility Easement (VAC-22-092)

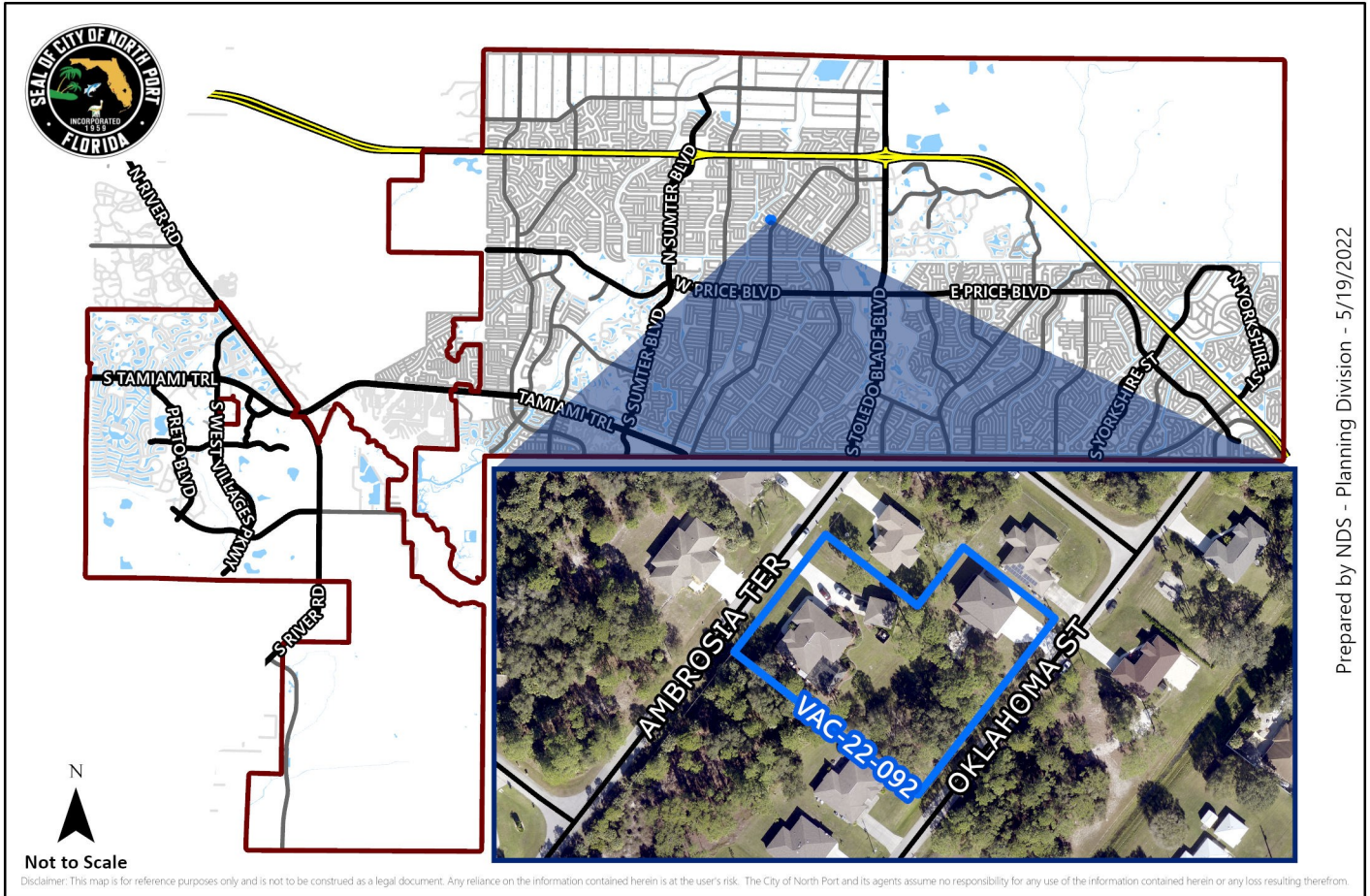
From: Sam Hudson, Planner I

Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division
Manager

Alaina Ray, AICP, Neighborhood Development
Services Director

Date: July 26, 2022

STAFF REPORT

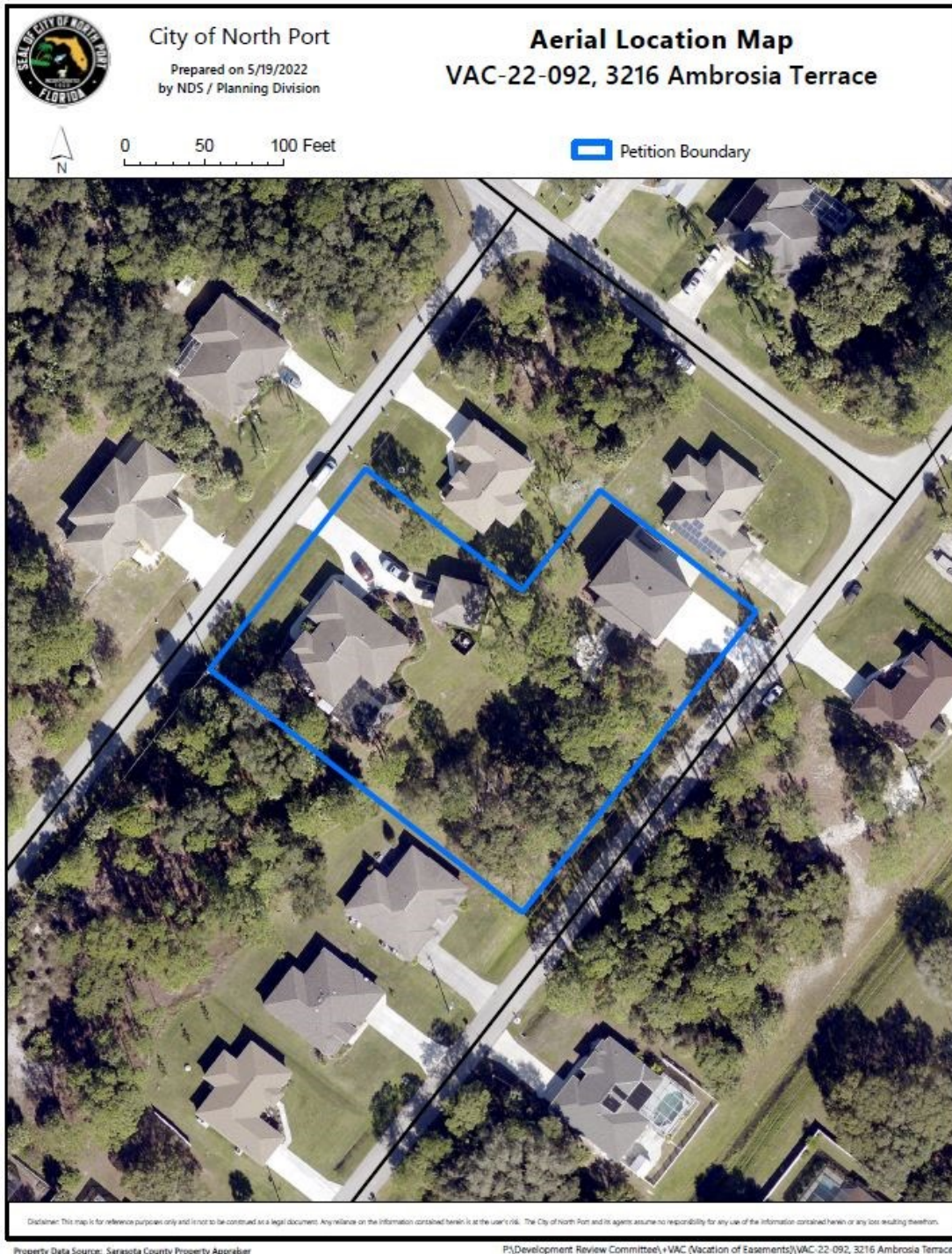


Prepared by NDS - Planning Division - 5/19/2022

PROJECT:	3216 Ambrosia Terrace (PID 0963-08-2203), Patrick and Michelle Ireland Vacation of a portion of the Platted Rear Drainage & Utility Easements.
REQUEST:	To vacate 2960 sq ft of the platted rear 10-foot Drainage and Utility Easement.
APPLICANTS:	Patrick Ireland (Exhibit A—Warranty Deed and Affidavit)
OWNERS:	Patrick Ireland and Michelle Ireland
LOCATION:	3216 Ambrosia Terrace (PID 0963-08-2203)
PROPERTY SIZE:	± 1.15 Acres
ZONING:	Residential Single Family (RSF-2)

I. BACKGROUND

On May 9, 2022, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of a portion of the platted rear 10-foot Drainage and Utility Easements located on lots 3, 4, 18, and 19 Block 822, 19TH Addition to Port Charlotte Subdivision. The applicant is requesting to vacate a portion of the platted rear 10-foot easement, measuring approximately 2,960 square feet, in order construct a pool, pool deck, cabana, and screened enclosure. The subject property is zoned Residential Single-Family (RSF-2) with a Future Land Use designation of Low Density Residential.



II. PROJECT SUMMARY

The property owners, Patrick and Michelle Ireland, are requesting a vacation of a portion of the platted rear 10-foot Drainage and Utility Easement on lots 3, 4, 18, and 19 in order to construct a pool, pool deck, cabana, and screened enclosure. The subject property includes five lots, lots 3,4, 18,19, and 20, which have been combined with a unity of title into one building site. The property has a single-family home and two detached garages. Three building permits are currently active on the subject property: #22-4884 a pool permit is on hold pending this vacation. Permits#22-6385 and #22-7174 for the cabana and pool cage currently show "submitted" status.

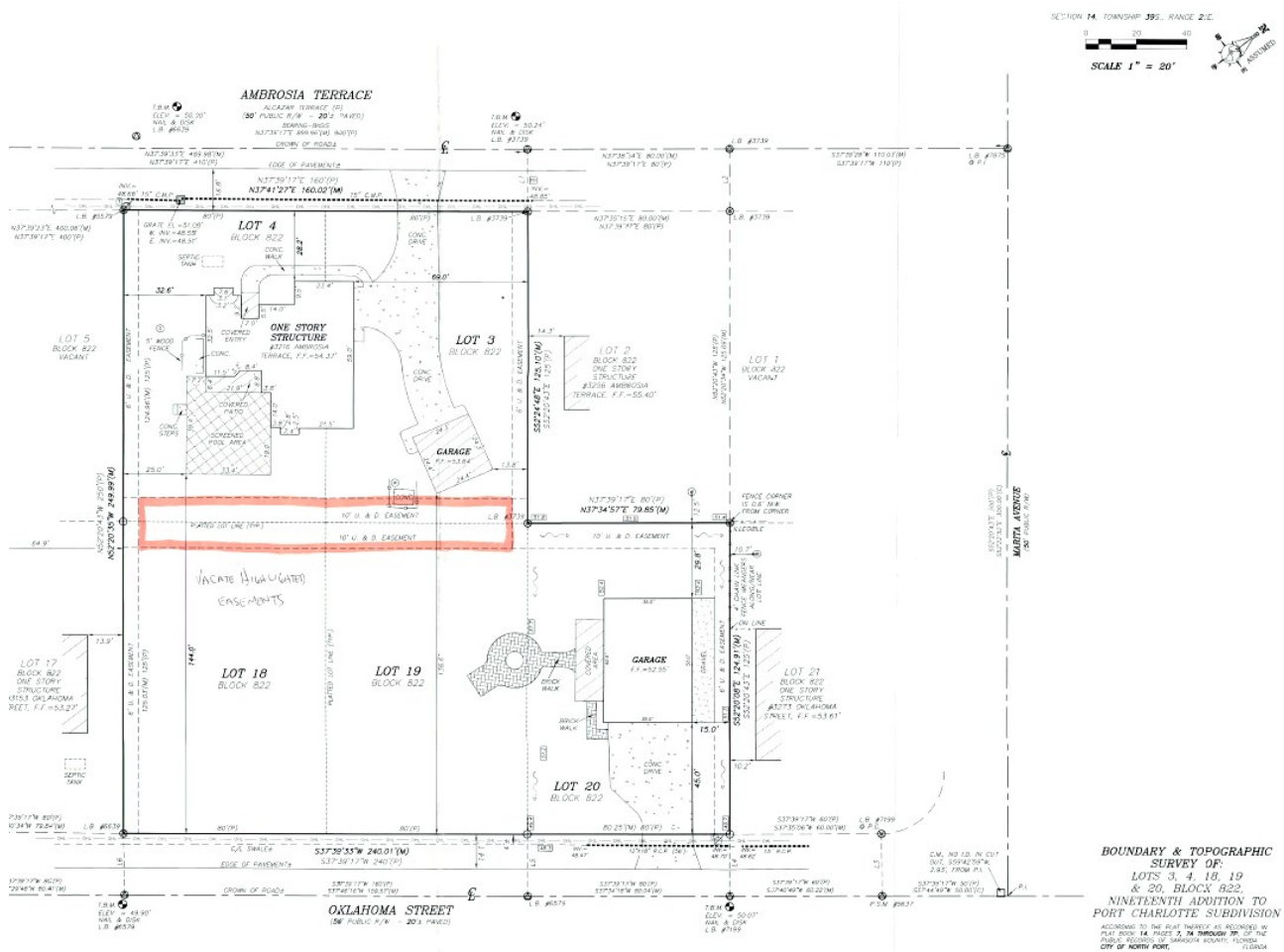


Figure 1—Survey identifying the easements to be vacated

III. REVIEW PROCESS

STAFF REVIEW

The following agencies have reviewed the request to vacate a portion of the platted rear 10-foot Drainage and Utility Easement and through written response have granted their approval. (**Exhibit B— Notification to Utility agencies and responses**).

Utility Agency	Response
Amerigas	No objection
Comcast/Truenet Communications	Is granted
Florida Power and Light	No objection
Frontier	Is granted
North Port Fire/Rescue	Is granted
North Port Public Works	Is granted
North Port Utilities	Is granted

Based on the responses received, the request to vacate a portion of the rear 10-foot 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 area.
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.

CITY ATTORNEY REVIEW

The City Attorney has reviewed the accompanying Resolution 2022-R-38 as to form and correctness.

IV. DATA AND ANALYSIS

FLORIDA STATUTES CHAPTER 177

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 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. Based on staff review (detailed as a part of Section III of this document), as well as the due-diligence correspondence with Utility agencies, it is determined that this vacation of the platted rear Drainage and Utility Easement does not affect the ownership or right of convenient access of persons owning any other parts of the subdivision. The property owners filed a notice of intent to petition the City of North Port to vacate a portion of the rear Drainage and Utility Easement by publishing a legal notice in the North Port Sun newspaper on May 13, 2022 and May 20, 2022 (**Exhibit C—Notice of Intent**). Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of platted rear Drainage and Utility Easement, a Publisher's Affidavit, certification that taxes have been paid, and all other requisite documents (**Exhibit D— Certification that all applicable taxes have been paid**). All documents are determined to be consistent with the requirements of Florida Statutes 177.101.

ULDC

CHAPTER 53

CHAPTER 53 ZONING REGULATIONS

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 53 of the ULDC, Part 4. Administrative Provisions, Article XXIII. Administration and Enforcement, Sec. 53-267.D. allows for a vacation of platted easements provided that platted easements shall be vacated in accordance with Florida Statutes Chapter 177.

Findings & Conclusion: Staff reviewed the Petition VAC-22-092 relative to ULDC Chapter 53 Zoning Regulations. 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 two weekly issues on May 13, 2022 and May 20, 2022.

Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of a portion of the platted rear Drainage and Utility Easement, a Publisher's Affidavit, certification that taxes have been paid, and all requisite documents.

Staff concludes that the proposed Petition VAC-22-092 is consistent with Chapter 53 of the ULDC.

IV. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Petition No. VAC-22-092.

V. ALTERNATIVE ACTIONS

City Commission may deny Petition VAC-22-092. If alternative action is taken, new findings will be required. Additionally, the property owners, or their contractor, would need to resubmit the required documentation for the outstanding building permits depicting the proposed improvements outside of the platted easements.

VI. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	June 16, 2022 9:00 AM or as soon thereafter
City Commission Public Hearing	July 26, 2022 10:00 AM or as soon thereafter

VII. 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

Prepared By Lyane Ebert
Chelsea Title Company
189 Center Road
Venice, FL 34292
incidental to the issuance of a title insurance policy
File Number 00-1656
Parcel ID # 963-08-2203, 963-08-2204 AND 963-08-2218
Grantee(s) SS #

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001060548 1 PG
2001 MAY 02 01:51 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#040715
Doc Stamp-Deed: 1.196.30

Exhibit A

6.00
1,196.30

**WARRANTY DEED
(CORPORATE)**

This WARRANTY DEED, dated 4-30-01 by
WINDEMERE HOMES, INC., A FLORIDA CORPORATION



whose post office address is
3070 SOUTH SUMTER BLVD. NORTH PORT FL 34287
hereinafter called the GRANTOR, to

PATRICK R. IRELAND and MICHELLE L. IRELAND, HUSBAND AND WIFE

whose post office address is
hereinafter called the GRANTEE 3216 Ambrosia Terrace, North Port, FL 34286

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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

Parcel I:

Lots 3 and 4, Block 822, 19TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 7, 7A through 7P of the Public Records of SARASOTA County, Florida.

Parcel II:

Lots 18 and 19, Block 822, 19TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 7, 7A through 7P, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years, 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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple, that the GRANTOR has good right and lawful authority to sell and convey said land, that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above

WINDEMERE HOMES, INC., A FLORIDA CORPORATION

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES

Signature: Emily P. Dumas
Print Name. Witness #1 EMILY P. DUMAS

[Signature]
DOMINIC MAURO, VICE PRESIDENT

Signature Vicki L Mauro
Print Name Witness #2 Vicki L Mauro
State of Florida
County of Sarasota

I am a notary public of the State of Florida and my commission expires _____
THE FOREGOING INSTRUMENT was acknowledged before me on 4-30-01 by
DOMINIC MAURO, VICE PRESIDENT

of
WINDEMERE HOMES, INC., A FLORIDA CORPORATION
on behalf of the corporation

He/She is personally known to me or who has produced driver license as identification and who did take an oath



Notary Seal
WICKI L. MAURO
Notary Public, State of Florida
My Comm. Exp. Sept. 20, 2002
Comm. No. 776890

Signature Vicki L Mauro
Print Name Notary Public

3/23/2021 1:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2647927

Loan Number 8000472070

Document Prepared By:
Dave LaRose/NTC, 2100 Alt.
19 North, Palm Harbor, FL
34683 (800)346-9152

When Recorded Return To:
Home Point Financial Corporation
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR RIVER CITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, is the lienholder of a certain Mortgage Deed executed by MICHELLE L IRELAND AND PATRICK R IRELAND recorded in Official Records Instrument # 2020069792, in the office of the Clerk of the Circuit Court of SARASOTA County, Florida, upon the property situated in said State and County as more fully described in said Mortgage.

The present lienholder of the mortgage hereby acknowledges full payment and satisfaction of said note and Mortgage Deed, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

IN WITNESS WHEREOF, said lienholder has caused this instrument to be executed by its VICE PRESIDENT this 23rd day of March in the year 2021.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR RIVER CITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

By: Kimberly Vought
KIMBERLY VOUGHT
VICE PRESIDENT



All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

Francis Denardo
FRANCIS DENARDO
WITNESS

Jeanette Roikes
JEANETTE ROIKES
WITNESS

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 23rd day of March in the year 2021, by Kimberly Vought as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR RIVER CITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Valera Kristof
VALERA KRISTOF
COMM EXPIRES: 09/19/23



SMCRC 42242681 | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
101346129200421010 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T232103-12:28:25 [C-1] ERCNFLI



D0073141544

AFFIDAVIT

I (the undersigned), PATRICK R. IRELAND 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 30th day of march, 20 22

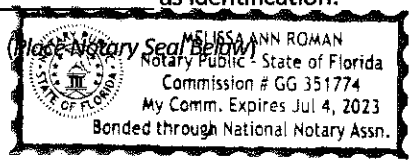
[Signature]
Signature of Applicant or Authorized Agent

PATRICK R. IRELAND - OWNER
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 30th day of march, 20 22 by Patrick R. Ireland who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

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

Owner _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

AFFIDAVIT

I (the undersigned), Michelle Ireland 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 9th day of May, 2022

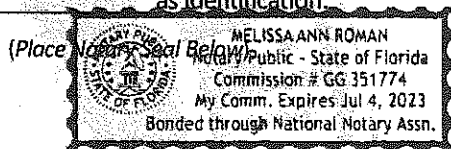
Michelle Ireland
Signature of Applicant or Authorized Agent

Michelle Ireland
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 9th day of May, 2022, by Michelle Ireland who is personally known to me or has produced _____ as identification.

Melissa Ann Roman
Signature - Notary Public



AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

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

Owner _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

From: [Sam Hudson](#)
To: [REVIEWERS ROE VAR VAC](#)
Subject: Review of VAC-22-092 Vacation of Easement at 3216 Ambrosia Terrace
Date: Wednesday, May 11, 2022 3:52:00 PM
Attachments: [Plans for Structures.pdf](#)
[Easement to be Relocated.pdf](#)
[VAC Utility Review Form.pdf](#)

Dear Reviewers,

Please review this request to vacate four of the rear 10-foot Drainage and Utility easements for the property located at 3216 Ambrosia Terrace. The easements are 10' x 74'.

Displayed on the attached Easement to be Relocated.pdf is a survey showing the easements petitioned to be vacated. In addition, I have attached the site plan for this property titled Plans for Structures.

Please complete the attached VAC Utility Review Form on whether the request is granted, not granted, or granted with conditions. Please reply with your completed document to me via email at shudson@cityofnorthport.com no later than May 25, 2022.

Thank you and have a nice day,

Sam Hudson

Planner I
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286
941.429.7022



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: 05/11/2022

PETITION NO: VAC-22-092

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

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

Lots 3,4,18 & 19, Block 822, of the 19th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida, also known as street address: 3216 AMBROSIA TER, NORTH PORT, FL, 34286-5481

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

[X] 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 05/25/2022 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 [Handwritten Signature]
240 8021

Date 05-16-2022
Name of Utility NP UTILITIES

Please e-mail responses to shudson@cityofnorthport.com

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the Individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.



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

Exhibit B

DATE: 05/11/2022

PETITION NO: VAC-22-092

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

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

Lots 3,4,18 & 19, Block 822, of the 19th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida, also known as street address: 3216 AMBROSIA TER, NORTH PORT, FL, 34286-5481.

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 05/25/2022 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]
 Signature

6/14/2022
 Date

(941) 423-4888
 Phone No.

FPL
 Name of Utility

Please e-mail responses to shudson@cityofnorthport.com

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.



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

Exhibit B

DATE: 05/11/2022

PETITION NO: VAC-22-092

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

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

Lots 3,4,18 & 19, Block 822, of the 19th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida, also known as street address: 3216 AMBROSIA TER, NORTH PORT, FL, 34286-5481.

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 05/25/2022 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.

Stephen Waidley Digitally signed by Stephen Waidley
 Date: 2022.06.10 10:57:15 -04'00'

Signature

(941) 266-9218

Phone No.

6/10/2022

Date

Frontier Florida LLC

Name of Utility

Please e-mail responses to shudson@cityofnorthport.com

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

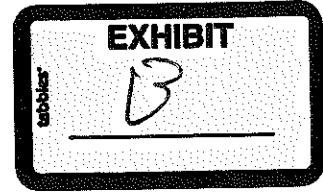
If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.



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: 05/11/2022

PETITION NO: VAC-22-092

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 3,4,18 & 19, Block 822, of the 19th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida, also known as street address: 3216 AMBROSIA TER, NORTH PORT, FL, 34286-5481.

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 05/25/2022 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 Digitally signed by Kevin Murphy
 Date: 2022.05.12 17:43:55 -04'00'
 Signature
941-356-1489
 Phone No.

5/12/2022
 Date
Comcast
 Name of Utility

Please e-mail responses to shudson@cityofnorthport.com

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

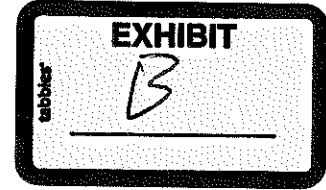
If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.



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: 05/11/2022

PETITION NO: VAC-22-092

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

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

Lots 3,4,18 & 19, Block 822, of the 19th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida, also known as street address: 3216 AMBROSIA TER, NORTH PORT, FL, 34286-5481

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 05/25/2022 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.

Peter J. Marietti III Digitally signed by Peter J. Marietti III
 Date: 2022.05.12 06:48:58 -04'00'

Signature

941.240.8180

Phone No.

5/12/2022

Date

North Port Fire Rescue

Name of Utility

Please e-mail responses to shudson@cityofnorthport.com

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

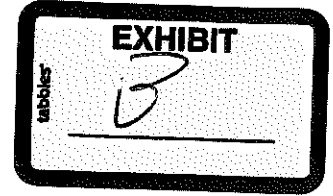
If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.



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: 05/11/2022

PETITION NO: VAC-22-092

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

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

Lots 3,4,18 & 19, Block 822, of the 19th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida, also known as street address: 3216 AMBROSIA TER, NORTH PORT, FL, 34286-5481.

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 05/25/2022 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.

Anthony C. Payne Digitally signed by Anthony C. Payne
 Date: 2022.05.12 05:26:21 -04'00'

Signature

5/12/2022

Date

NPPW

Phone No.

Name of Utility

Please e-mail responses to shudson@cityofnorthport.com

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.



**NOTICE OF INTENT
CITY OF NORTH PORT,
SARASOTA COUNTY,
FLORIDA
TO WHOM IT MAY CONCERN:**

Notice is hereby given pursuant to the provisions of Chapter 177.101(4), Florida Statutes, that Patrick and Michelle Ireland, the property owners, intends to petition the City of North Port to vacate a portion of the 10-foot platted rear drainage and utility easements located on lots 3,4, 18 and 19, Block 822, 19th Addition to the Port Charlotte Subdivision, lying in Section 14, Township 39S, Range 21E according to the plat thereof as recorded in Plat Book 14, Pages 7, 7A-7P, 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.
Publish: 05/13/22, 05/20/22
395956 3846844

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

05/13/22, 05/20/22

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

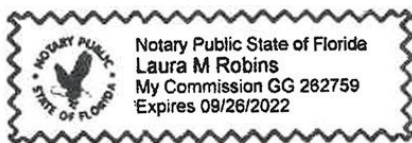
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this Subscribed and sworn to before me this 20th day of May, 2022

Laura M Robins

(Signature of Notary Public)



Personally known OR Produced Identification

Sarasota County Tax Collector

generated on 5/9/2022 12:55:01 PM EDT

Tax Record

Last Update: 5/9/2022 12:55:01 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number 0963082203	Type Tax REAL ESTATE	Tax Year 2021
Mailing Address IRELAND PATRICK R IRELAND MICHELLE L 3216 AMBROSIA TER NORTH PORT FL 34286-5481	Property Address 3216 AMBROSIA TER 005	Old Account Number 0963-08-2203
Base Exempt Amount see below	Taxable Value see below	
Exemption Detail	Millage Code	Escrow Code
H2 25000	0500	
HX 25000		
Legal Description 3216 AMBROSIA TER LOTS 3, 4, 18, 19 & 20, BLK 822, 19TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 2001060548 & 2018143125		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
		Exemption Amount
		Taxable Value
		Taxes Levied
Sarasota Co. General Revenue	3.2232	256,754
Mosquito Control	0.0510	256,754
Sarasota Co. Hospital Dist.	1.0420	256,754
West Coast Inland Navigation	0.0394	256,754
SW FL Water Management Dist.	0.2535	256,754
Bonds-Debt Service	0.1170	256,754
Sarasota Co. Legacy Tri	0.0649	256,754
Sarasota School Board		
School Board - State	3.4610	256,754
School Board - Local	3.2480	256,754
City of North Port	3.7667	256,754
Total Millage	15.2667	Total Taxes
		\$3,324.18
Non-Ad Valorem Assessments		
Code	Levyng Authority	Amount
F093	North Port Fire & Rescue	\$498.67
G071	North Port Solid Waste	\$250.00
R097	North Port Road & Drainage	\$189.85
R197	North Port R&D Capital Improve	\$92.00
Total Assessments		\$1,030.52
Taxes & Assessments		\$4,354.70
If Paid By	Amount Due	
	\$0.00	

Paid	Transaction	Receipt	Item	Amount Paid
/7/2021	PAYMENT	5513208.0001	2021	\$4,180.51

Prior Year Taxes Due

NO DELINQUENT TAXES