



# STAFF REPORT

## Resolution 2022-R-38

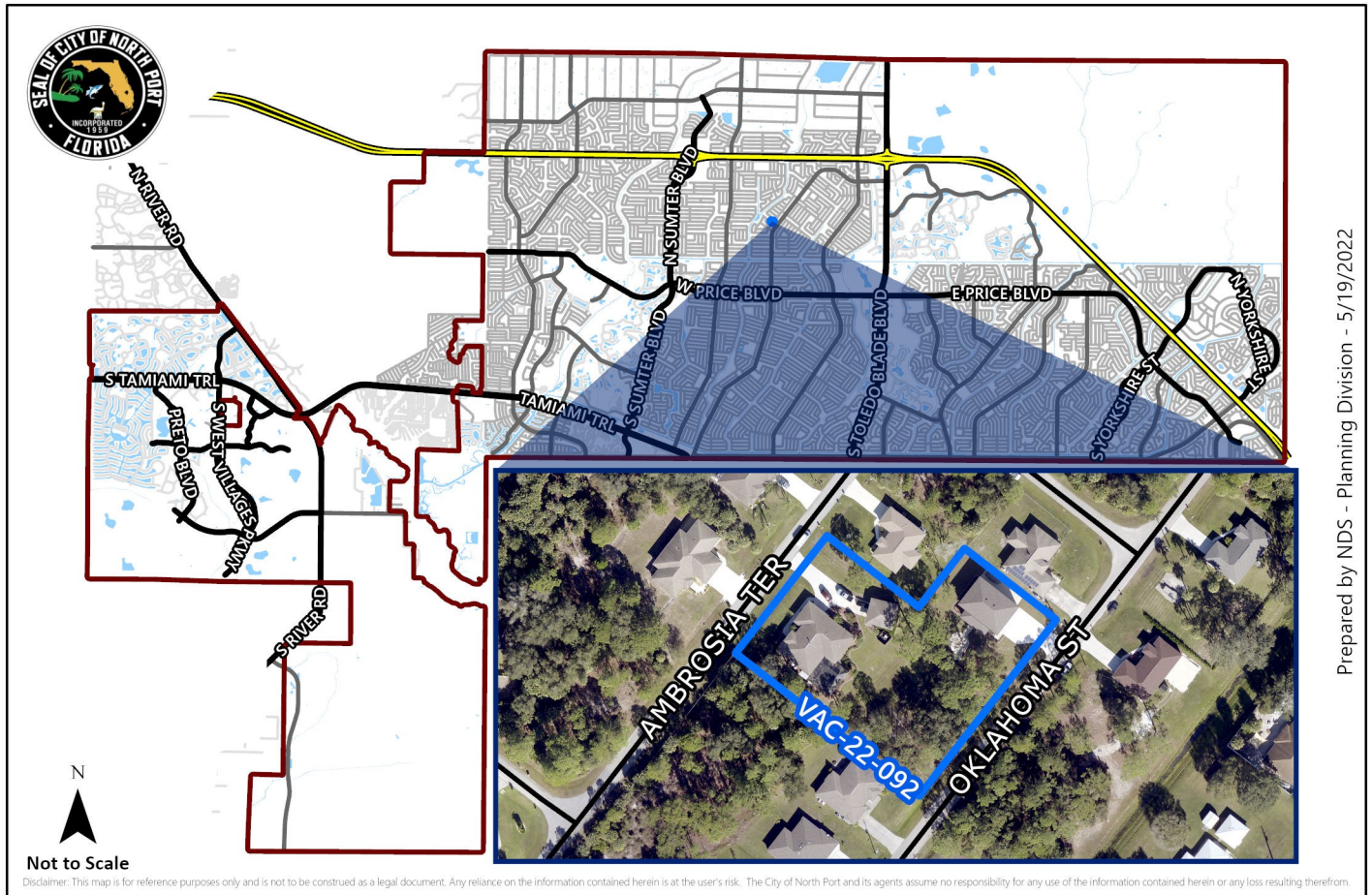
3216 Ambrosia Terrace Vacation of Platted Rear Maintenance Easements (VAC-22-092)

**From:** Sam Hudson, Planner I

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

Alaina Ray, AICP, Neighborhood Development Services Director

**Date:** June 16, 2022



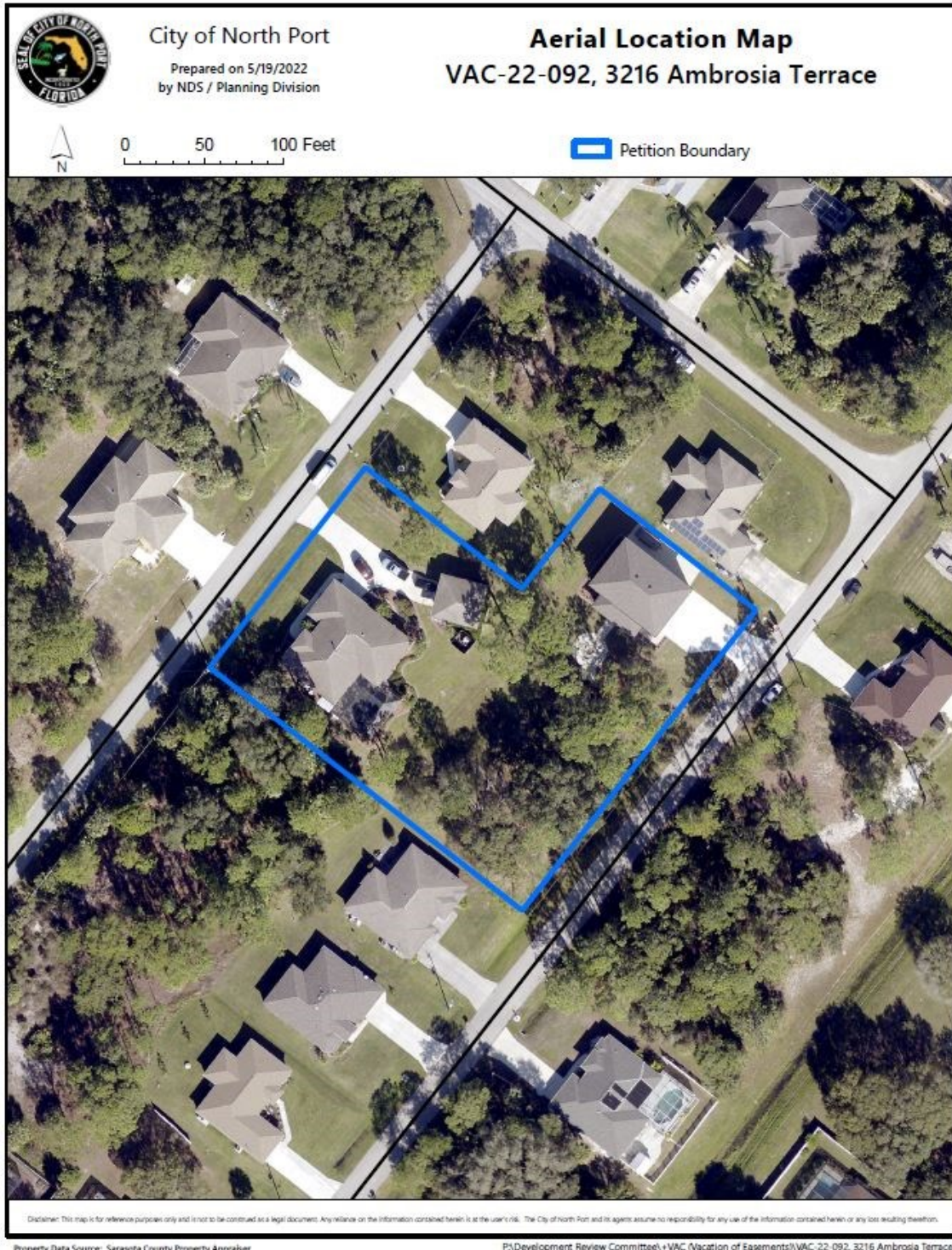
Prepared by NDS - Planning Division - 5/19/2022

<b>PROJECT:</b>	<b>3216 Ambrosia Terrace</b> (PID 0963-08-2203), Patrick and Michelle Ireland Vacation of a portion of the Platted Rear Maintenance Easements.
<b>REQUEST:</b>	To vacate 2960 sq ft of the platted rear 10-foot Maintenance Easement.
<b>APPLICANTS:</b>	Patrick Ireland ( <b>Exhibit A—Warranty Deed and Affidavit</b> )
<b>OWNERS:</b>	Patrick Ireland and Michelle Ireland
<b>LOCATION:</b>	3216 Ambrosia Terrace (PID 0963-08-2203)
<b>PROPERTY SIZE:</b>	± 1.15 Acres
<b>ZONING:</b>	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 Maintenance 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 to 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 Maintenance 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. The subject property has three active building permits #22-4884 the pool permit is on hold and #22-6385 the cabana permit has been submitted. 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.

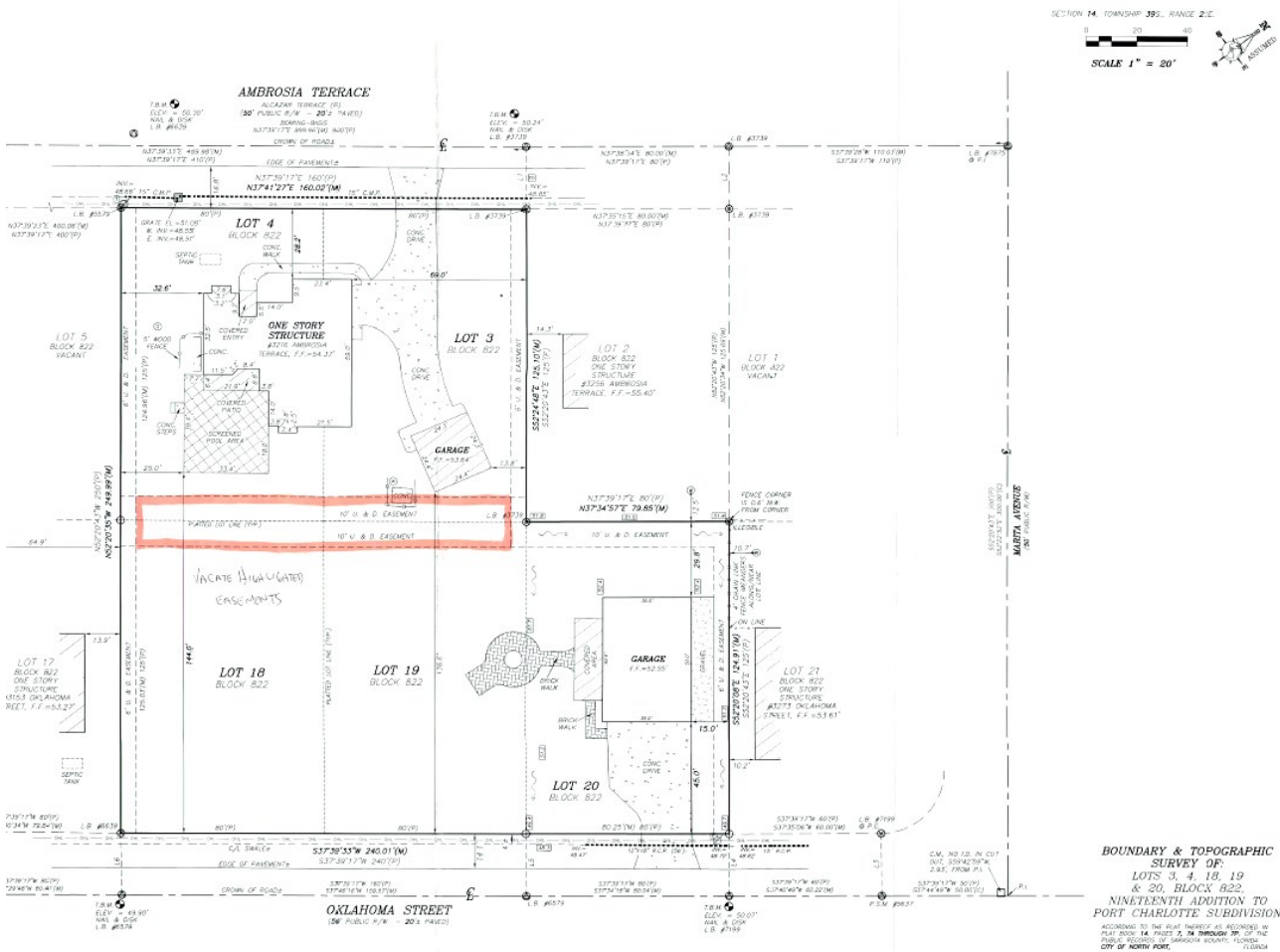


Figure 1—Survey identifying the easements to be vacated

### III. REVIEW PROCESS

#### STAFF REVIEW

The following agencies have reviewed the request to vacate a portion of the platted rear 10-foot Maintenance 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 Maintenance 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-XX 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 Maintenance 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 Maintenance 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 Maintenance 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 XXVIII. 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 Maintenance 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

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	June 16, 2022 9:00 AM or as soon thereafter
<b>City Commission Public Hearing</b>	July 12, 2022 6:00 PM or as soon thereafter

## VII. EXHIBITS

<b>A.</b>	Warranty Deed and Affidavit
<b>B.</b>	Notification to Utility Agencies and Responses
<b>C.</b>	Notice of Intent
<b>D.</b>	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] ERCNFI



\*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

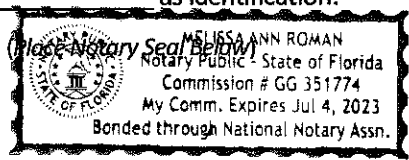
[Signature]  
Signature of Applicant or Authorized Agent

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

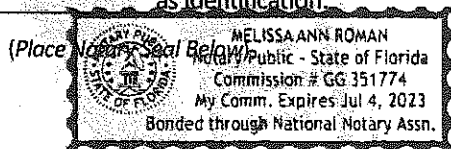
Michelle Ireland  
Signature of Applicant or Authorized Agent

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 maintenance 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](mailto: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

Exhibit B



**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

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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  
(941) 266-9218  
 Phone No.

5/12/2022  
 Date  
Frontier Florida LLC  
 Name of Utility

**Please e-mail responses to shudson@cityofnorthport.com**

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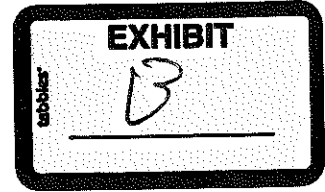
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 4970 City Hall Boulevard  
 North Port, FL 34286  
 Office: 941.429.7229  
 Fax: 941.429.7154



**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

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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

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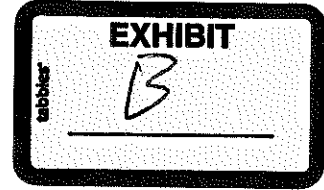
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 Office: 941.429.7229  
 Fax: 941.429.7154



**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

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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

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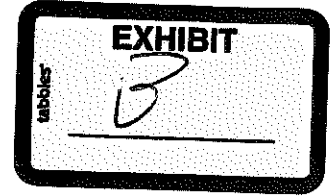
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**VACATION OF EASEMENT**



DATE: 05/11/2022

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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](mailto: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](http://www.yoursun.com) and [www.floridapublicnotices.com](http://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.

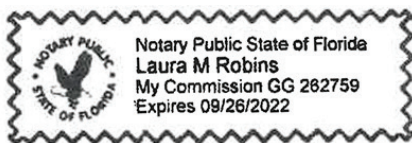
*Melinda Prescott*

(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



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

Prior Year Taxes Due

NO DELINQUENT TAXES