



# STAFF REPORT

## Resolution 2021-R-11

### La Suiza Street, Vacation of Platted Rear Utility & Drainage Easements (VAC-20-230)

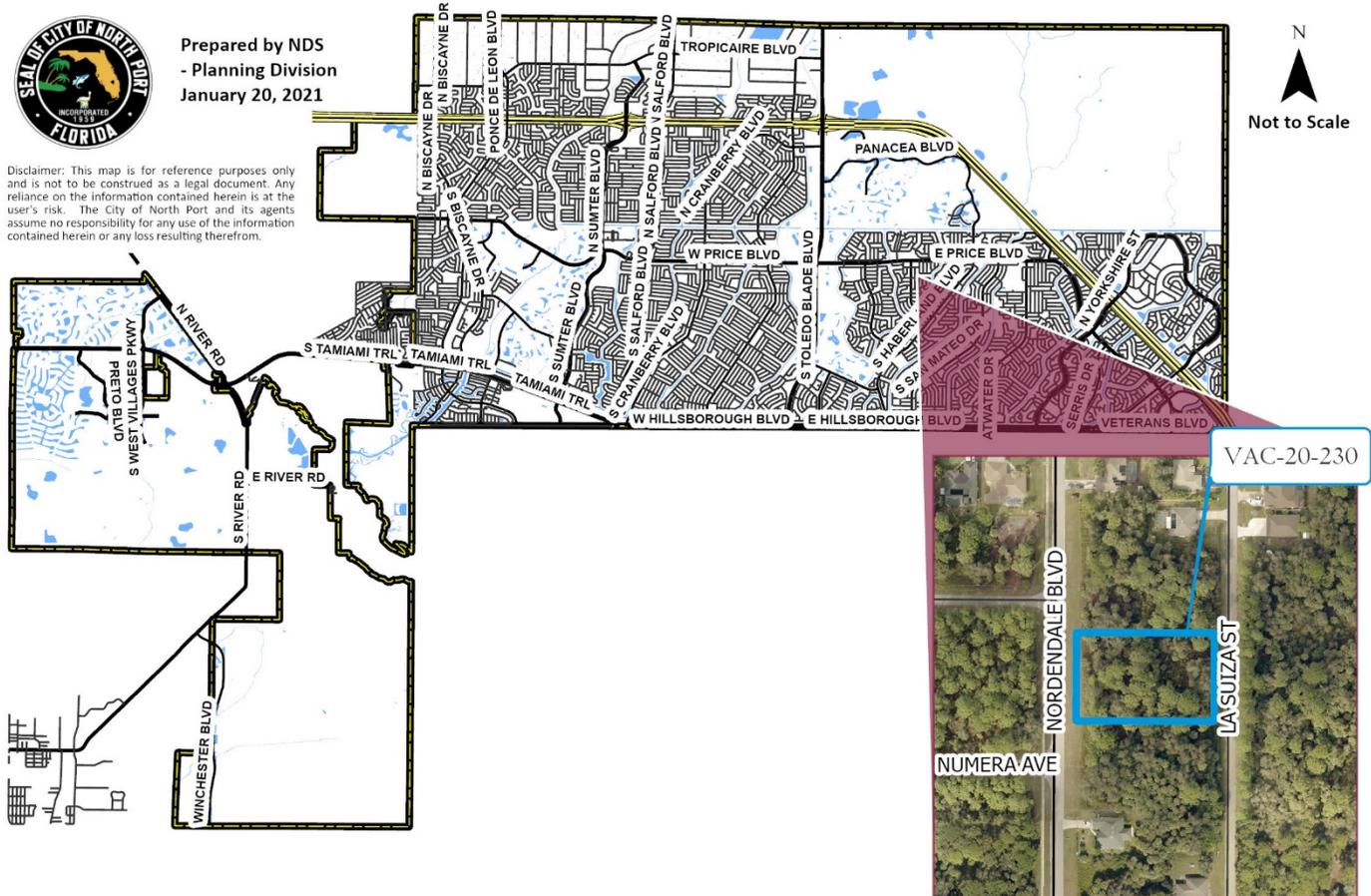
From: Tom Sacharski, Planner I  
Sherry Willette-Grondin, Zoning Coordinator

Thru: Nicole Galehouse, AICP, Planning & Zoning Manager  
Date: January 21, 2020



Prepared by NDS  
- Planning Division  
January 20, 2021

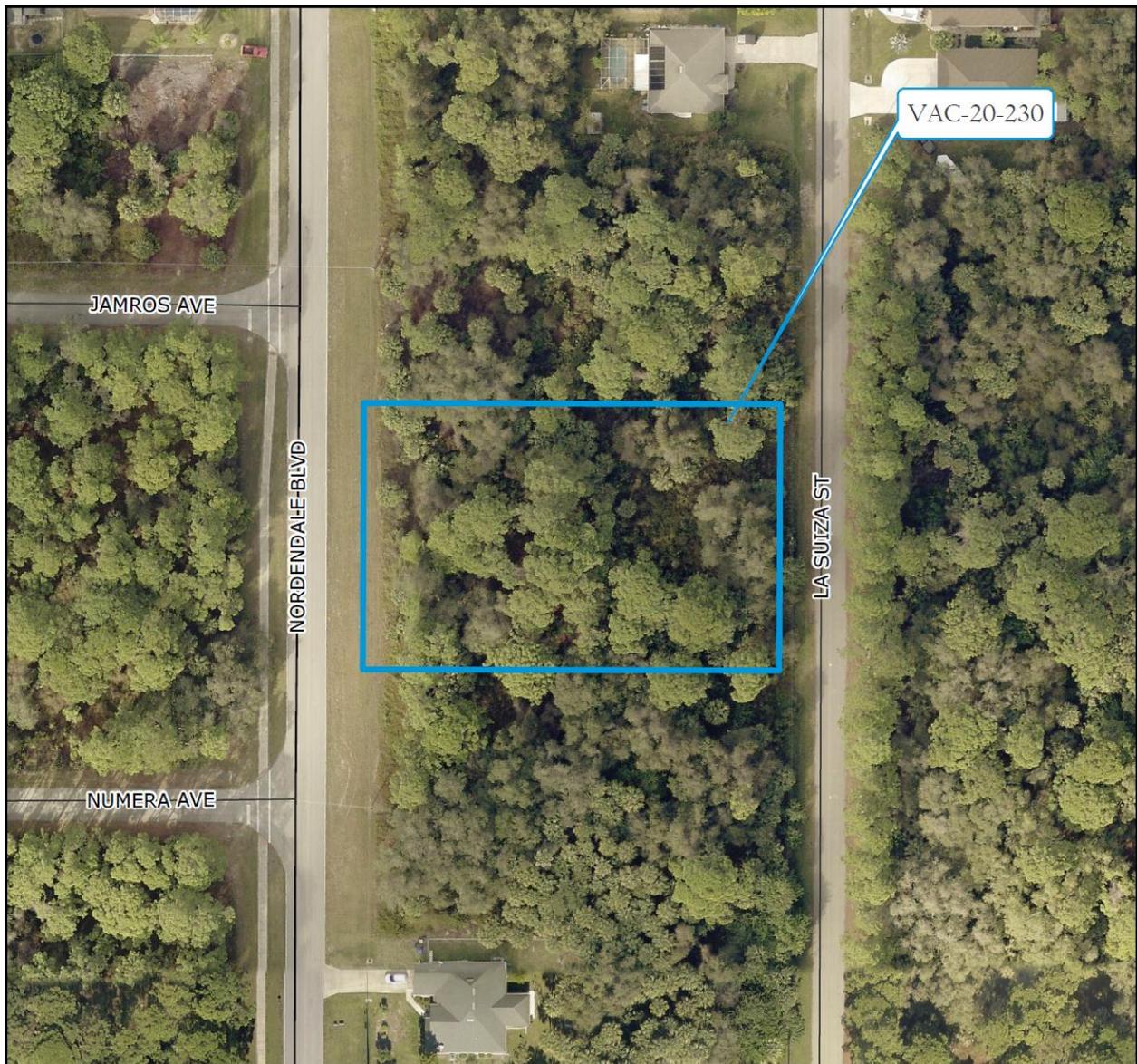
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting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



- PROJECT:** Joseph and Cathy Hankins petition to vacate platted rear easements (La Suiza Street).
- REQUEST:** To vacate the platted rear (10) ten-foot utility and drainage easements to construct a single-family residence.
- APPLICANT:** Joseph Hankins (**Exhibit A**-Warranty Deed and Affidavit).
- OWNER:** Joseph Hankins and Cathy Hankins
- LOCATION:** La Suiza Street, PID #1120-15-6522
- PROPERTY SIZE:** +/- .91 acres
- ZONING:** Residential Single-Family District (RSF-2)

## I. BACKGROUND

On November 6, 2020, the Planning Division received an application petitioning the City of North Port to grant a vacation of the platted rear 10-foot utility and drainage easements located on lots 5, 6, 16 & 17, Block 1565, 32nd Addition to Port Charlotte Subdivision. The purpose of the vacation request is to construct a single-family residence across portions of the rear easements. If the request is granted, approximately 5,960 square feet of easement will be vacated. 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, Joseph and Cathy Hankins, are requesting a vacation of the platted rear 10-foot utility and drainage easements to construct a single-family residence in the center of four combined lots to be used as one building site.

The proposed placement of the home will encroach substantially into portions of the rear 10-foot utility and drainage easements on lots 5, 6, 16 and 17, making it necessary to vacate these easements. The property is currently vacant and there are no active building permits for the site.

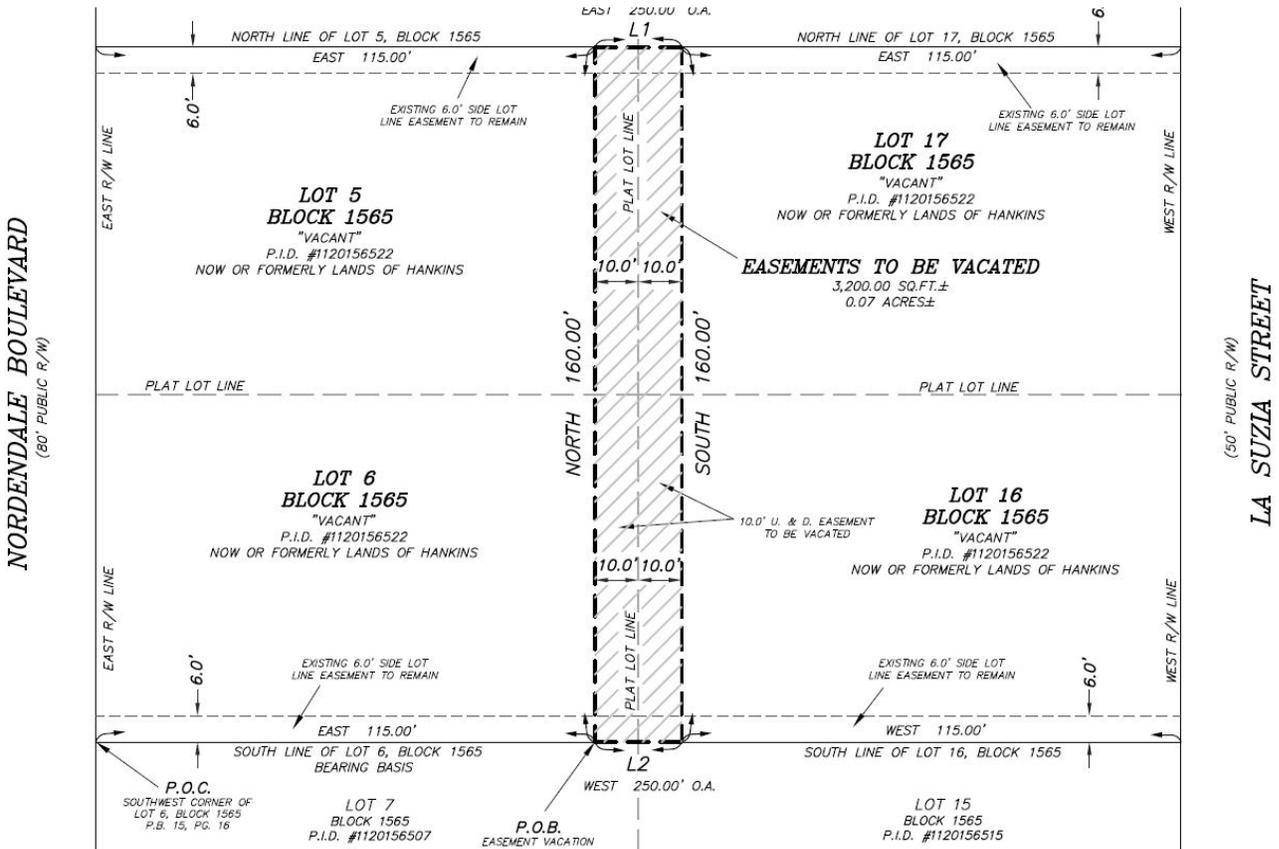


Figure 1 -Sketch and description of easements to be vacated

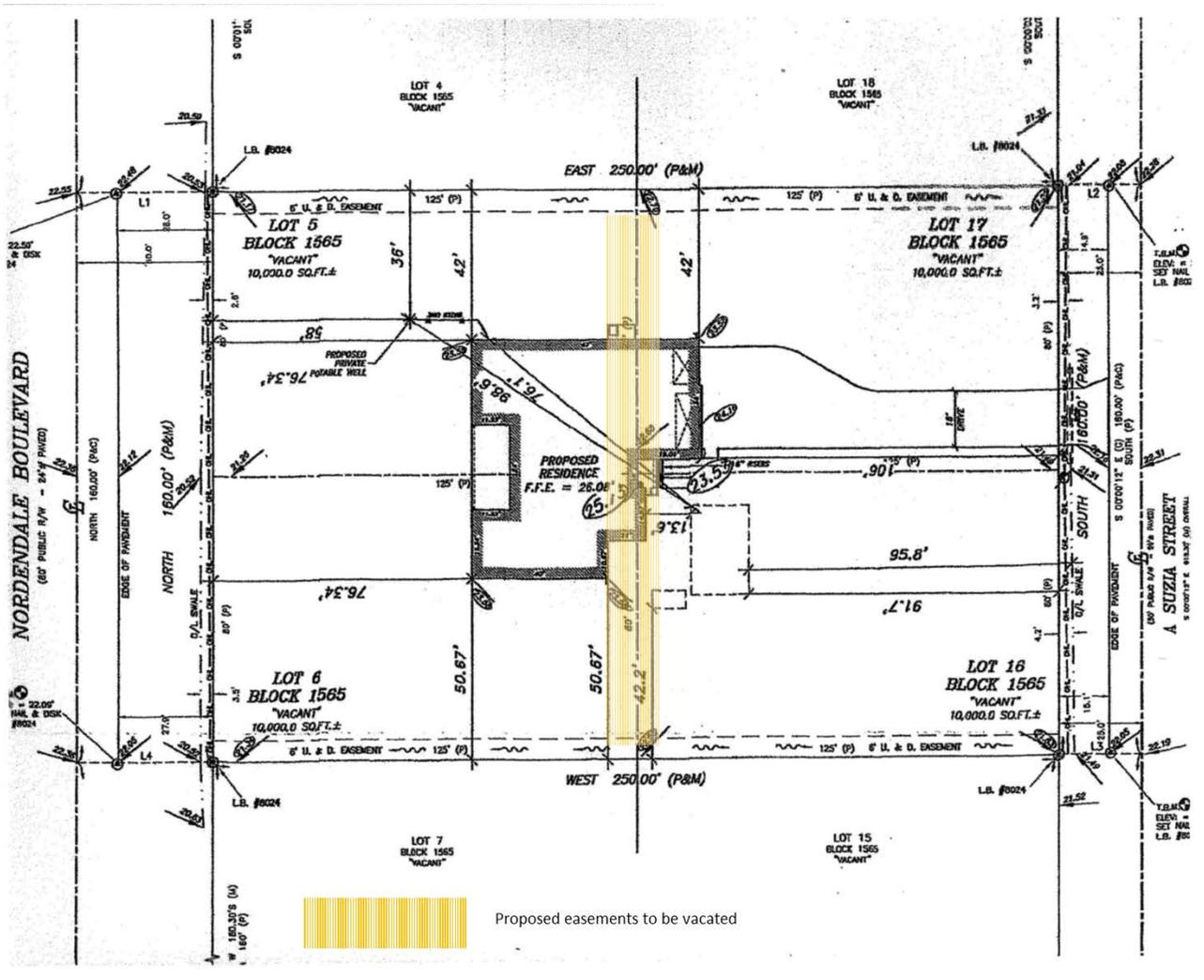


Figure 2 - Site plan showing area to be vacated

### III. REVIEW PROCESS

#### STAFF REVIEW

The following agencies have reviewed the request to vacate the platted rear 10-foot utility and drainage easements and through written response have granted their approval. There were no issues or concerns raised regarding the request (**Exhibit B - Notification to Utility Agencies and Responses**).

Utility Agency	Response
Comcast/Truenet Communications	Is granted
North Port Public Works	Is granted
North Port Utilities	Is granted

City of North Port Fire/Rescue	Is granted
Florida Power and Light	Is granted
Frontier	Is granted
Amerigas	Is granted

Based on the responses received, the request to vacate the rear 10-foot utility and drainage easements 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 2021-R-11 as to form and correctness.

## IV. DATA & 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 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 establishes 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 due-diligence correspondence with Utility agencies, it is also determined that the vacation of easements 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 apply to the City of North Port to vacate the plat by publishing a legal notice in the North Port Sun newspaper for two weekly issues on December 15, 2020 and December 22, 2020 (**Exhibit C**) and in addition, provided to the City of North Port Planning & Zoning Division an application to request a vacation of platted easements, proof of said publication, together with proof that taxes have been paid (**Exhibit D**).

**Staff concludes that Petition VAC-20-230 is consistent with the Florida Statutes.**

ULDC  
CHAPTER 53

**CHAPTER 53 ZONING REGULATIONS**

The Unified Land Development Code (ULDC) contains regulations that govern the development and use of land 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. 53-267D. 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-20-230 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 to vacate the plat by publishing a legal notice in the North Port Sun newspaper for two weekly issues on December 15, 2020 and December 22, 2020 and in addition provided to the City of North Port Planning & Zoning Division an application to request a partial vacation of platted easements, proof of said publication, together with proof that taxes have been paid.

**Staff concludes that the proposed Petition VAC-20-230 is consistent with Chapter 53 of the ULDC.**

## V. PUBLIC HEARING SCHEDULE

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	February 4, 2021 9:00 a.m. or thereafter
<b>City Commission Public Hearing</b>	February 23, 2021 10:00 a.m. or thereafter

## VI. RECOMMENDED ACTION

Approve Resolution 2021-R-11, Petition VAC-20-230.

## VII. ALTERNATIVE ACTIONS

- City Commission may deny Petition VAC-20-230. If that were the case, new findings would need to be written to support that recommendation. In addition, the property owners would be required to relocate the home on the site where it would not encroach into the easements.

## VIII. EXHIBITS

A.	Warranty Deed and Affidavit
B.	Notification to Utility Agencies and Responses
C.	Notice of Intent
D.	Proof that All Applicable Taxes Have Been Paid

9/21/2018 10:21 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2287647

After Recording Return to:  
Amanda Pertuch  
Siesta Title and Escrow Services, LLC  
866 Tamiami Tr  
Unit 1  
Port Charlotte, FL 33953

This Instrument Prepared by:  
Amanda Pertuch  
Siesta Title and Escrow Services, LLC  
866 Tamiami Tr  
Unit 1  
Port Charlotte, FL 33953  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$63.00

Property Appraisers Parcel I.D. (Folio) Number(s):  
1120 15 6506  
File No.: 20184596

WARRANTY DEED

This Warranty Deed, Made the 19<sup>th</sup> day of September, 2018, by James David Hopkins and Darlene Hopkins, as husband and wife, whose post office address is: 10288 Smythes Cottage Way, Mechanicsville, VA 23116, hereinafter called the "Grantor", to Joseph W. Hankins and Cathy Hankins, as husband and wife, whose post office address is: 2712 Lucaya Avenue, North Port, FL 34286, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$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, to wit:

Lot 6, Block 1565, 32nd Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Pages 16, 16A through 16L, of the Public Records Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 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, and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

✓ 1st Witness Signature: Kathy Palumbo James David Hopkins  
Printed Name: KATHRYN PALOMBO James David Hopkins

✓ 2nd Witness Signature: Kelly Smitham Darlene Hopkins  
Printed Name: Kelly Smitham Darlene Hopkins

✓ State of Virginia Henrico  
County of Henrico

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 2018 by James David Hopkins and Darlene Hopkins, who is/are personally known to me or has/have produced driver license(s) as identification.

✓ Notary Public Signature: Edward C. Trope, Jr. My Commission Expires: 8/31/22  
Printed Name: EDWARD C. TROPE, JR.



Exhibit A

This Instrument Prepared by:

Danita Johnson 1342 Koltenborn Rd. North Port, FL 34288

RETURN TO: Joseph and Cathy Hankins 2712 Lucaya Ave. North Port, FL 34286

Parcel Identification Number 1120156517,516,1120156505

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2018060427 1 PG(S)  
May 07, 2018 04:19:20 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$161.00



THIS WARRANTY DEED, made the 27<sup>th</sup> day of April, 2018, by Trevor Johnson and Danita Johnson, Husband and Wife, whose post office address is 1342 Koltenborn Rd. North Port, FL 3428 Herein called the Grantors, to Joseph Hankins and Cathy Hankins, Husband and Wife whose post office address is 2712 Lucaya Ave. North Port, FL 34286, hereinafter called the Grantees:

*(Wherever used herein the terms "grantor" and "grantee include all the parties to this instrument and the heirs, legal Representatives and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH: That the Grantors, for and in consideration of the sum of \$23,000.00 Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantees, and Grantee's Successors, heirs, and assigns forever, all that certain parcel of land in the County of Sarasota, State of Florida, viz:

Lots 5,16 and 17, Block 1565, 32<sup>nd</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 16 and 16A thru 16L, of the Public Records of Sarasota County, Florida.

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 Grantors hereby covenants with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land, and will defend the same against the lawful claims of all other persons whomsoever, and that said land is free of al encumbrances except taxes occurring subsequent to December 31<sup>st</sup> 2017.

Signed, Sealed and Delivered in the presence of: IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents day and year first above written.

[Signature]  
Witness Signature

Cathy Hankins  
Witness Printed Name

[Signature]  
Witness Signature

Laura Treat  
Witness Printed Name

[Signature]  
Grantor, Trevor Johnson

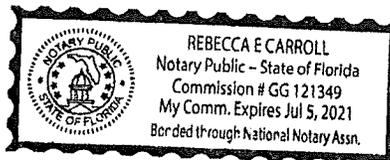
[Signature]  
Grantor, Danita Johnson

State of Florida  
County of Charlotte

The Forgoing Instrument was acknowledged before me this 27 day of April, 2018. By Trevor Johnson and Danita Johnson, Individually and as Husband and Wife, who are personally known to me or have produced Florida Drivers License as identification and who did not take an oath.

[Signature]  
Notary Public Signature

Rebecca E Carroll  
Notary Public Printed Name



**AFFIDAVIT**

I (the undersigned), Joseph Hankins 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 5th day of November, 2020

[Signature]  
Signature of Applicant or Authorized Agent

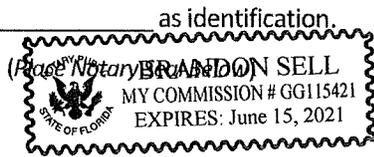
Joseph Hankins  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 5th day of November, 2020, by \_\_\_\_\_ who is personally known to me or has produced

D.L.  
[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~~ **EXHIBIT A**

I (the undersigned), Cathy Hankins 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 5th day of November, 2020,

Cathy R Hankins  
Signature of Applicant or Authorized Agent

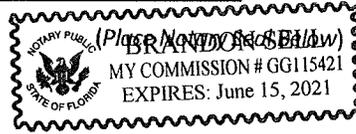
CATHY R HANKINS  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 5<sup>th</sup> day of November, 2020, by \_\_\_\_\_ who is personally known to me or has produced Drivers L. 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.

\_\_\_\_\_  
Signature - Notary Public

(Place Notary Seal Below)



Exhibit B

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: PETITION NO:

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, Block, of the to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book, Page, of the Public Records of Sarasota County, Florida, also known as street address:

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

Signature Date
Phone No. Name of Utility

Please email responses to tsacharski@cityofnorthport.com

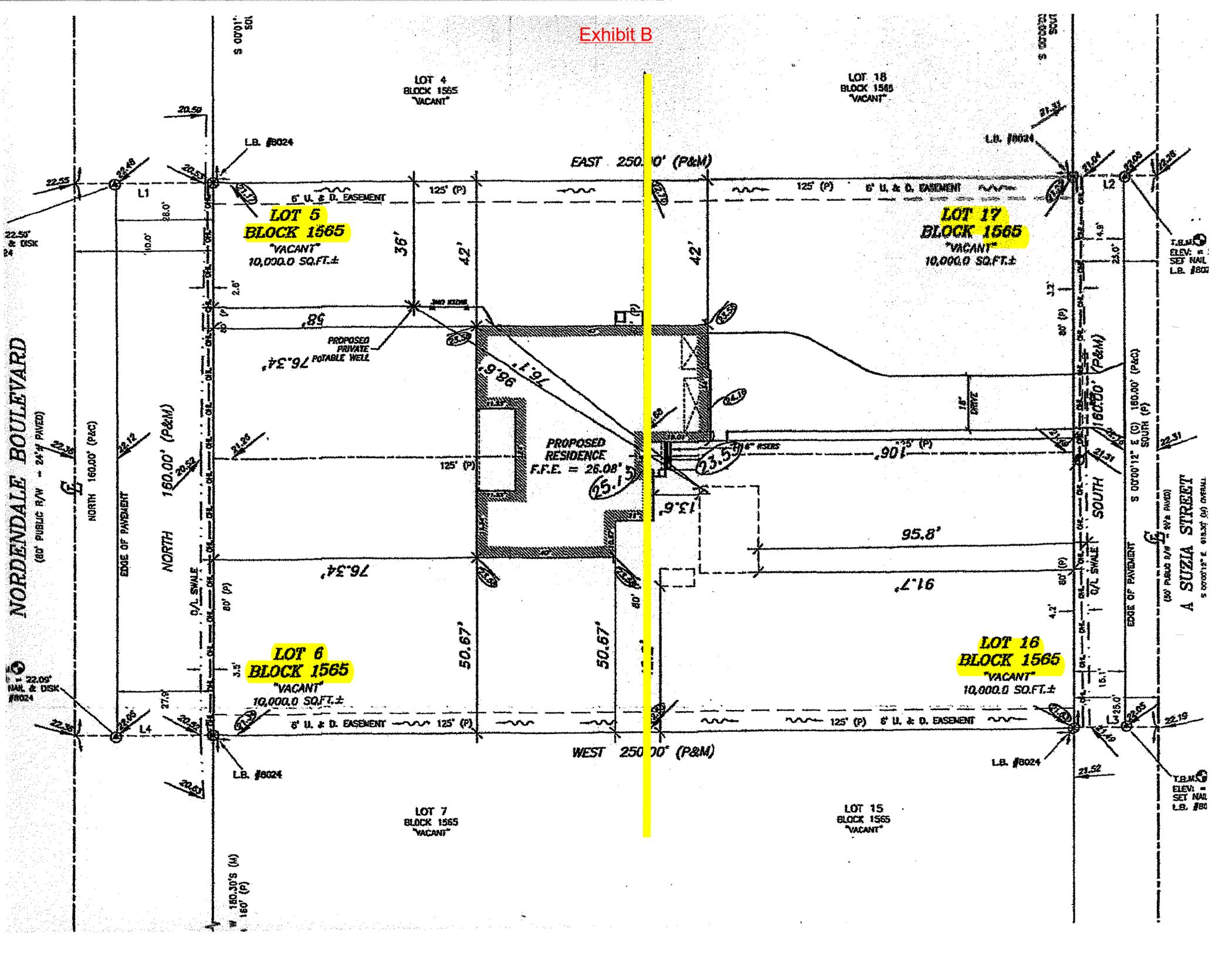
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If you received this in error or do not receive all the pages, please contact the Planning Division at 941.429.7156

Exhibit B

NORDEDALE BOULEVARD  
(80' PUBLIC R/W - 24' PAVED)

A SUZIA STREET  
(80' PUBLIC R/W - 24' PAVED)



**LOT 5**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 17**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 6**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 16**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

LOT 7  
BLOCK 1565  
"VACANT"

LOT 15  
BLOCK 1565  
"VACANT"

LOT 4  
BLOCK 1565  
"VACANT"

LOT 18  
BLOCK 1565  
"VACANT"

PROPOSED RESIDENCE  
F.F.E. = 26.08'

PROPOSED PRIVATE POTABLE WELL  
76.34'

EAST 250.00' (P&M)

WEST 250.00' (P&M)

NORTH 160.00' (P&M)

SOUTH 160.00' (P&M)

S 00°01' 50"

S 00°00'33" 50"

W 160.30'S (U)  
160' (P)

S 00°00'12" E (C) 160.00' (P&C)  
SQUAR (P)

L.B. #8024

L.B. #8024

L.B. #8024

L.B. #8024

T.B.M. #  
ELEV. =  
SET NAR  
L.B. #802

T.B.M. #  
ELEV. =  
SET NAR  
L.B. #80

**Thomas Sacharski**

---

**From:** Thomas Sacharski  
**Sent:** Tuesday, November 17, 2020 9:37 AM  
**Subject:** Vacation of Easement Suiza & Nordendale  
**Attachments:** Notice to Utility Agencies with Boundary Survey.pdf

Good morning,

The City of North Port has received a petition for a vacation of easement for lots 5, 6, 16, and 17 on block 1565 of the 32<sup>nd</sup> addition to Port Charlotte (PID 1120-15-6522) for rear easements.

Please return the attached form by Monday, November 30<sup>th</sup>, with your agency's review.

Let me know if you have any questions.

All the best,

**Tom Sacharski**

Planner

Neighborhood Development Services Department

Planning Division

4970 City Hall Boulevard

North Port, FL 34286

941.429.7082

Exhibit B



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: November 17, 2020

PETITION NO: VAC-20-230

TO:

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

North Port Utilities
Comcast Cable/TruNet 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 5,6,16,17, Block 1565, of the 32nd addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 16, of the Public Records of Sarasota County, Florida, also known as street address: PID: 1120-15-6522

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 November 30, 2020 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

Signature

Date

11/18/2020

Phone No.

Name of Utility

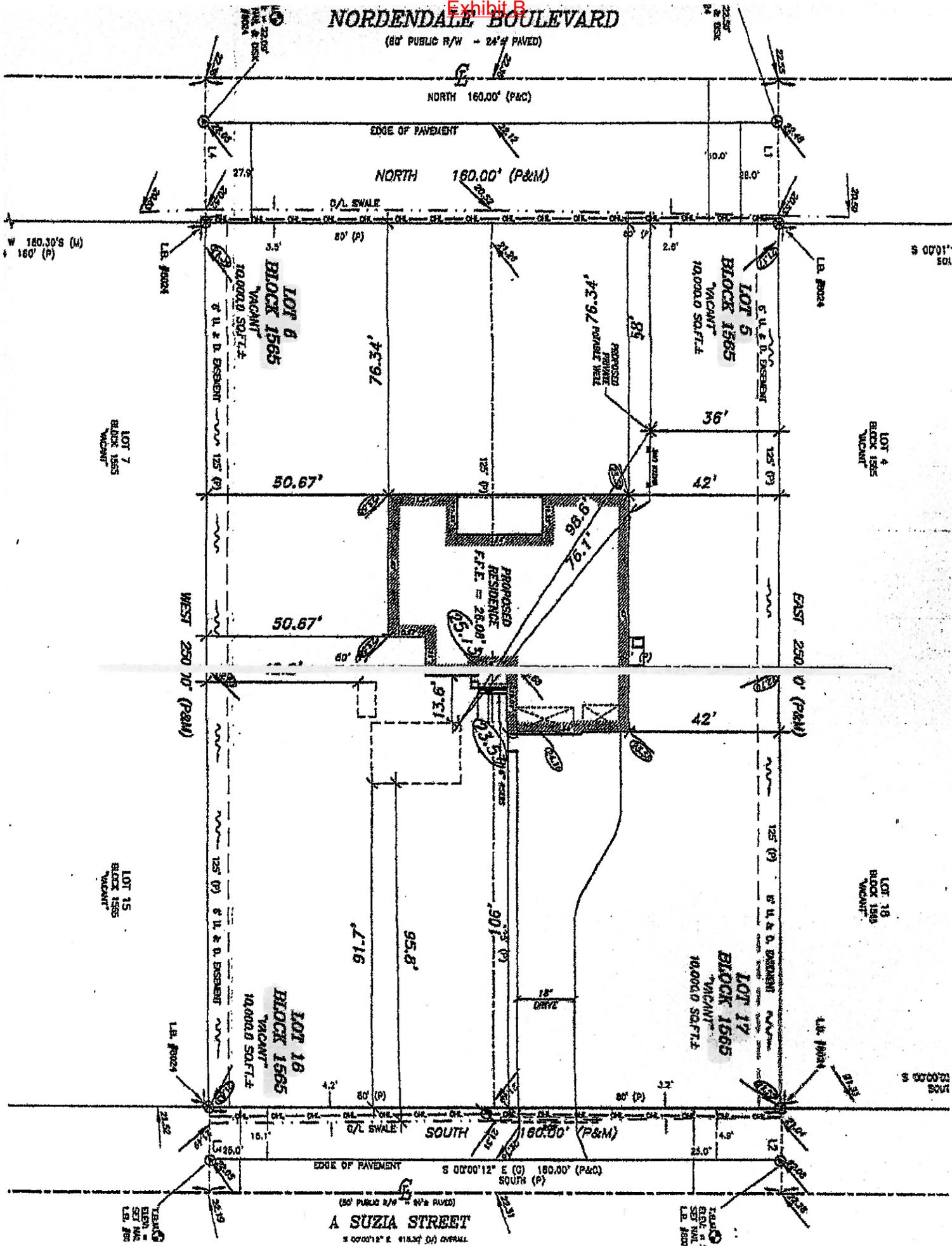
Please email responses to tsacharski@cityofnorthport.com

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If you received this in error or do not receive all the pages, please contact the Planning Division at 941.429.7156

# NORDENDALE BOULEVARD

(80' PUBLIC R/W - 24' PAVED)



NORTH 160.00' (P&C)

EDGE OF PAVEMENT

NORTH 160.00' (P&M)

D/L SWALE

W 180.30'S (M)  
160' (P)

S 00°01' 50"

LOT 6  
BLOCK 1565  
"VACANT"  
10,000.0 SQ.F.T.

LOT 5  
BLOCK 1565  
"VACANT"  
10,000.0 SQ.F.T.

LOT 7  
BLOCK 1565  
"VACANT"

LOT 4  
BLOCK 1565  
"VACANT"

PROPOSED  
RESIDENCE  
F.F.T. = 28.00' x 76.7'

EAST 250.0' (P&M)

WEST 250.0' (P&M)

LOT 15  
BLOCK 1565  
"VACANT"

LOT 18  
BLOCK 1565  
"VACANT"

LOT 16  
BLOCK 1565  
"VACANT"  
10,000.0 SQ.F.T.

LOT 17  
BLOCK 1565  
"VACANT"  
10,000.0 SQ.F.T.

SOUTH 160.00' (P&M)

EDGE OF PAVEMENT

S 00°00'12" E (C) 160.00' (P&C)

SOUTH (P)

(80' PUBLIC R/W - 24' PAVED)

# A SUZIA STREET

S 00°01' 2" E 118.37' (P) OVERALL

TRAIL  
BLDG. =  
SET WALL  
L.B. POINT

TRAIL  
BLDG. =  
SET WALL  
L.B. POINT

**Thomas Sacharski**

---

**From:** Odonnell, Jennifer <Jennifer.Odonnell@amerigas.com>  
**Sent:** Tuesday, December 1, 2020 9:58 AM  
**To:** Thomas Sacharski  
**Subject:** RE: [EXTERNAL] FW: VAC-20-230



IMPORTANT!  
PLEASE READ

**STOP & THINK: Email is from an external source. Report spam and ph**

Yes, I apologize

*Jennifer O'Donnell*

*Customer Retention Specialist*

AmeriGas - District 5605

1402 Market Circle

Port Charlotte, Florida, 33953

941-255-9900

[jennifer.odonnell@amerigas.com](mailto:jennifer.odonnell@amerigas.com)



---

**From:** Thomas Sacharski [mailto:tsacharski@cityofnorthport.com]

**Sent:** Tuesday, December 1, 2020 9:48 AM

**To:** Odonnell, Jennifer

**Subject:** RE: [EXTERNAL] FW: VAC-20-230

**WARNING:** This message came from an external source. Please exercise caution when opening any attachments or clicking on links.

Good morning Jennifer,

I just wanted to confirm that this was granted – when reviewing it appears that a box was not checked.

Thanks!

**Tom Sacharski**

Planner

Planning & Zoning Division

4970 City Hall Boulevard

North Port, FL 34286

941.429.7082

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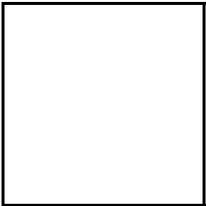
**From:** Thomas Sacharski  
**Sent:** Friday, November 20, 2020 11:01 AM  
**To:** Odonnell, Jennifer <Jennifer.Odonnell@amerigas.com>  
**Subject:** RE: [EXTERNAL] FW: VAC-20-230

Thank you!

**Tom Sacharski**  
Planner  
Planning & Zoning Division  
4970 City Hall Boulevard  
North Port, FL 34286  
941.429.7082

---

**From:** Odonnell, Jennifer <[Jennifer.Odonnell@amerigas.com](mailto:Jennifer.Odonnell@amerigas.com)>  
**Sent:** Friday, November 20, 2020 8:57 AM  
**To:** Thomas Sacharski <[tsacharski@cityofnorthport.com](mailto:tsacharski@cityofnorthport.com)>  
**Subject:** [EXTERNAL] FW: VAC-20-230



Vacation of Easement

*Jennifer O'Donnell*  
*Customer Retention Specialist*  
AmeriGas - District 5605  
1402 Market Circle  
Port Charlotte, Florida, 33953  
941-255-9900  
[jennifer.odonnell@amerigas.com](mailto:jennifer.odonnell@amerigas.com)



E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.



**Exhibit B**  
**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: November 17, 2020

PETITION NO: VAC-20-230

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 5,6,16,17, Block 1565, of the 32nd addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 16, of the Public Records of Sarasota County, Florida, also known as street address: PID: 1120-15-6522.

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 November 30, 2020 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: 2020.11.20 12:38:31 -05'00'

Signature

941.240.8180

Phone No.

11/20/2020

Date

North Port Fire Rescue

Name of Utility

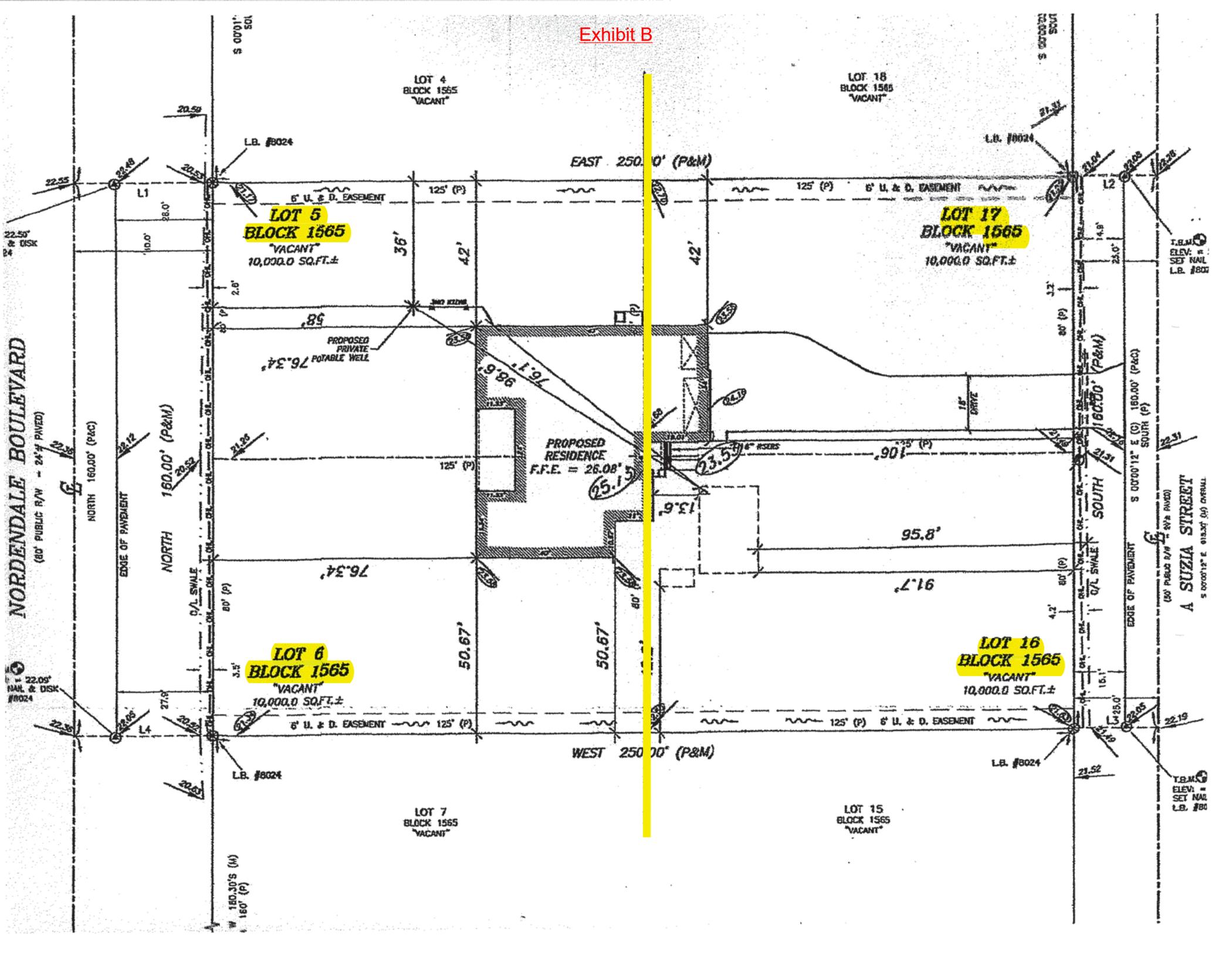
Please email responses to [tsacharski@cityofnorthport.com](mailto:tsacharski@cityofnorthport.com)

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If you received this in error or do not receive all the pages, please contact the Planning Division at 941.429.7156

Exhibit B

NORDEDALE BOULEVARD  
(80' PUBLIC R/W - 24' PAVED)



**LOT 5**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 17**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 6**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 16**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

PROPOSED  
RESIDENCE  
F.F.E. = 26.08'

PROPOSED  
PRIVATE  
POTABLE WELL  
76.34'

W 160.30'S (U)  
160' (P)

T.B.M.  
ELEV. =  
SET NAR  
L.B. #80

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #800



**Exhibit B**  
**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: November 17, 2020

PETITION NO: VAC-20-230

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 November 30, 2020 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.

Melanie Tschetter  
 Signature  
941-423-4855  
 Phone No.

11/19/20  
 Date  
FPL  
 Name of Utility

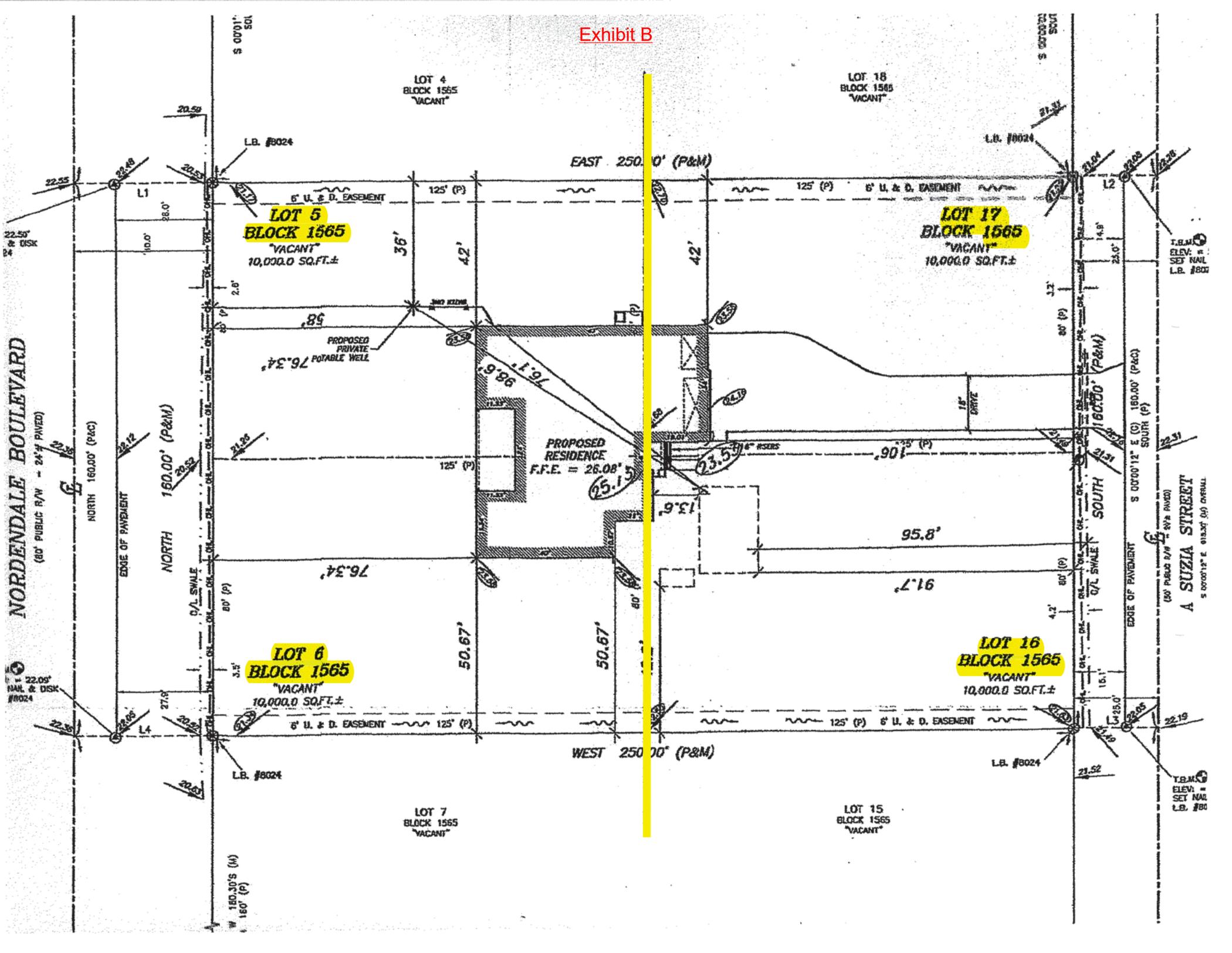
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Exhibit B

NORDEDALE BOULEVARD  
(80' PUBLIC R/W - 24' PAVED)



**LOT 5**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 17**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 6**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 16**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

PROPOSED  
RESIDENCE  
F.F.E. = 26.08'

22.05'  
NAIL & DISK  
#8024

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #80

W 160.30'S (U)  
160' (P)

A SUZIA STREET  
S 00°00'12" E 015.32' (P) OVERALL  
(80' PUBLIC R/W - 24' PAVED)

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #8024

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #80



Exhibit B

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: November 17, 2020

PETITION NO: VAC-20-230

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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Lots 5,6,16,17, Block 1565, of the 32nd addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 16, of the Public Records of Sarasota County, Florida, also known as street address: PID: 1120-15-6522.

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

[checked] 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 November 30, 2020 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: 2020.11.24 08:03:58 -05'00'

Signature

(941) 266-9218

Phone No.

11/24/2020

Date

Frontier Florida LLC

Name of Utility

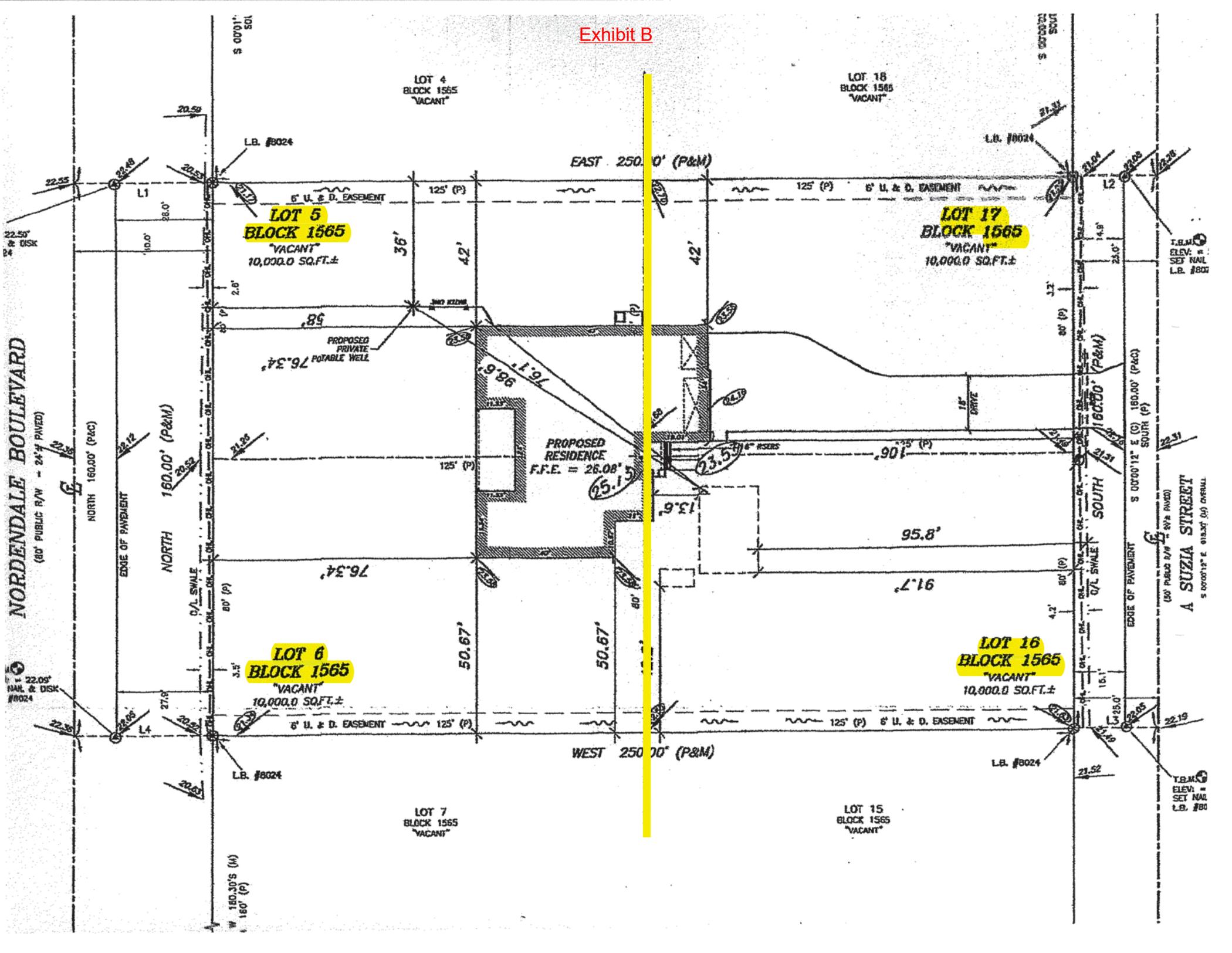
Please email responses to tsacharski@cityofnorthport.com

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Exhibit B

NORDEDALE BOULEVARD  
(80' PUBLIC R/W - 24' PAVED)



**LOT 5**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 17**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 6**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 16**  
**BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

PROPOSED  
RESIDENCE  
F.F.E. = 26.08'

PROPOSED  
PRIVATE  
POTABLE WELL

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #8024

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #80

Exhibit B



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: November 17, 2020

PETITION NO: VAC-20-230

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 5,6,16,17, Block 1565, of the 32nd addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 19, of the Public Records of Sarasota County, Florida, also known as street address: PID: 1120-15-6522

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 November 30, 2020 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

2408021

Phone No.

11-17-2020

Date

NP UTILITIES

Name of Utility

Please email responses to tsacharski@cityofnorthport.com

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VACATION OF EASEMENT

DATE: November 17, 2020

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TO:

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

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

Please respond by November 30, 2020 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 Anthony C. Payne

Date 11/18/2020

Phone No.

Name of Utility NPPW

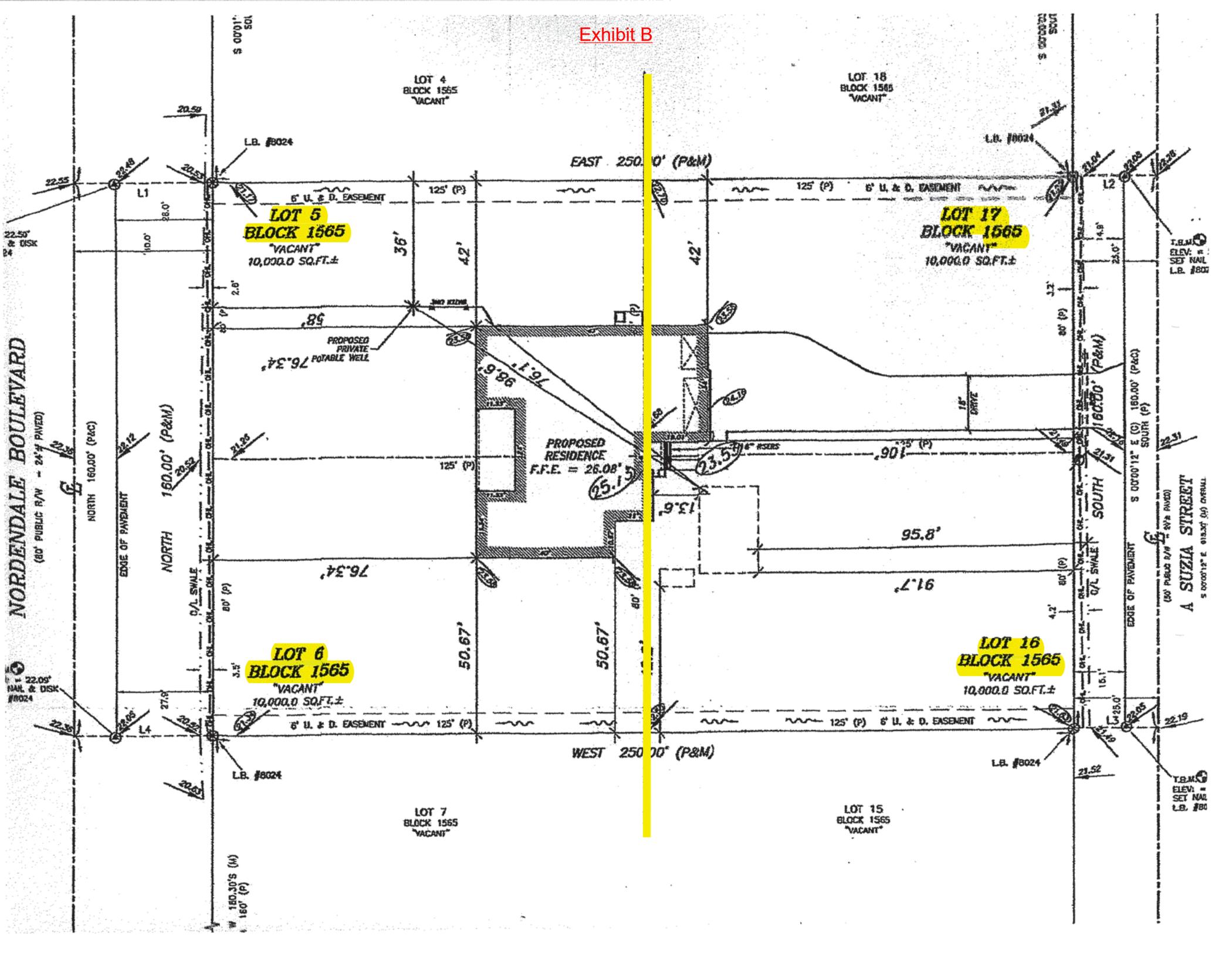
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(80' PUBLIC R/W - 24' PAVED)



**LOT 5  
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"VACANT"  
10,000.0 SQ.FT.±

**LOT 17  
BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 6  
BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

**LOT 16  
BLOCK 1565**  
"VACANT"  
10,000.0 SQ.FT.±

PROPOSED  
RESIDENCE  
F.F.E. = 26.08'

PROPOSED  
PRIVATE  
POTABLE WELL  
76.34'

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #8024

T.B.M.  
ELEV. =  
SET NAIL  
L.B. #8024

W 160.30'S (M)  
160' (P)

S 00°00'12" E (C) 160.00' (P&C)  
SOUTH (P)  
(80' PUBLIC R/W - 24' PAVED)

A SUZIA STREET  
S 00°00'12" E 015.32' (P) CURB

S 00°01' 50"  
50'

S 00°00'30" SOUTH

W 160.30'S (M)  
160' (P)

S 00°00'12" E (C) 160.00' (P&C)  
SOUTH (P)  
(80' PUBLIC R/W - 24' PAVED)

A SUZIA STREET  
S 00°00'12" E 015.32' (P) CURB

Exhibit C

Sun Newspapers  
Legal Advertising  
23170 Harborview Rd  
Port Charlotte, FL 33980

12/11/20

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

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

Acct#: 416942	Date: 12/11/20
	Ad Date: 12/15/20
	Class: 3138
	Ad ID: 3777644
	Ad Taker: JDIBENEDETTO
	Sales Person: 509
	Words: 121
	Lines: 30
	Agate Lines: 37
	Depth: 3.847
	Inserts: 2
	Description: NOTICE OF
JOSEPH HANKINS JOSEPH HANKINS 2712 LUCAYA AVE NORTH PORT, FL 34286	
Telephone: (941) 423-6786	

Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes, that Joseph and Cathy Hankins, the property owners, intends to petition the City of North Port to vacate a portion of the 10 foot platted utility easement located on lots 5,6,16, and 17 block 1565, 32nd addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 15 Pages 16 and 16A through 16L, 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 Date: December, 15, 2020 & December 22, 2020  
416942 3777644

Other Charges:	\$0.00	Gross:	\$85.80
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$85.80
Credits:	\$0.00		
Bill Depth:	3.847	Amount Due:	\$0.00

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	12/15/20	12/22/20	2	\$85.80

Ad Note:

Customer Note:

We Appreciate Your Business!  
Thank You JOSEPH HANKINS!

# Sarasota County Tax Collector

generated on 11/5/2020 5:34:54 PM EDT

## Payment Receipt

Your payment has been processed successfully.

**IMPORTANT!** For future reference, please print this page to document the payment information on this screen.

<b>Sarasota County Tax Collector</b>	
<b>Receipt Number:</b>	9055001105202017344921
<b>Time Stamp:</b>	11/5/2020 5:34:49 PM EDT
<b>Payment Type:</b>	Electronic Check
<b>Tax Record</b>	
<b>Description</b>	<b>Amount</b>
2020 Taxes for 0981045216	\$1,848.55
<b>Sub Total</b>	\$1,848.55
<b>Credit Card Fee</b>	\$0.00
<b>Total Payment</b>	\$1,848.55

# Sarasota County Tax Collector

generated on 11/5/2020 5:32:05 PM EDT

## Payment Receipt

**Your payment has been processed successfully.**

**IMPORTANT!** For future reference, please print this page to document the payment information on this screen.

<b>Sarasota County Tax Collector</b>	
<b>Receipt Number:</b>	9055001105202017320059
<b>Time Stamp:</b>	11/5/2020 5:31:59 PM EDT
<b>Payment Type:</b>	Electronic Check
<b>Tax Record</b>	
<b>Description</b>	<b>Amount</b>
2020 Taxes for 1120156522	\$838.20
<b>Sub Total</b>	\$838.20
<b>Credit Card Fee</b>	\$0.00
<b>Total Payment</b>	\$838.20