

An aerial photograph of a residential property at 2465 Salmista Ter, outlined in blue. The property is a large lot with a house, a pool, and a driveway. The surrounding area includes other houses and trees. The map is partially obscured by a dark blue curved overlay on the right side of the image.

2465 SALMISTA TER
Vacation of Easement
with
Resolution No. 2025-R-83

Petition No. PVAC-25-02921

Presented by: The Planning & Zoning Division

Overview

Applicant: Ronald L. and Christine Cross

Property owner: Ronald L. and Christine Cross

Request: Vacate two platted 6-foot side utility and drainage easements located on Lots 12, 13 and 14, Block 235, 8th Addition to the Port Charlotte Subdivision.

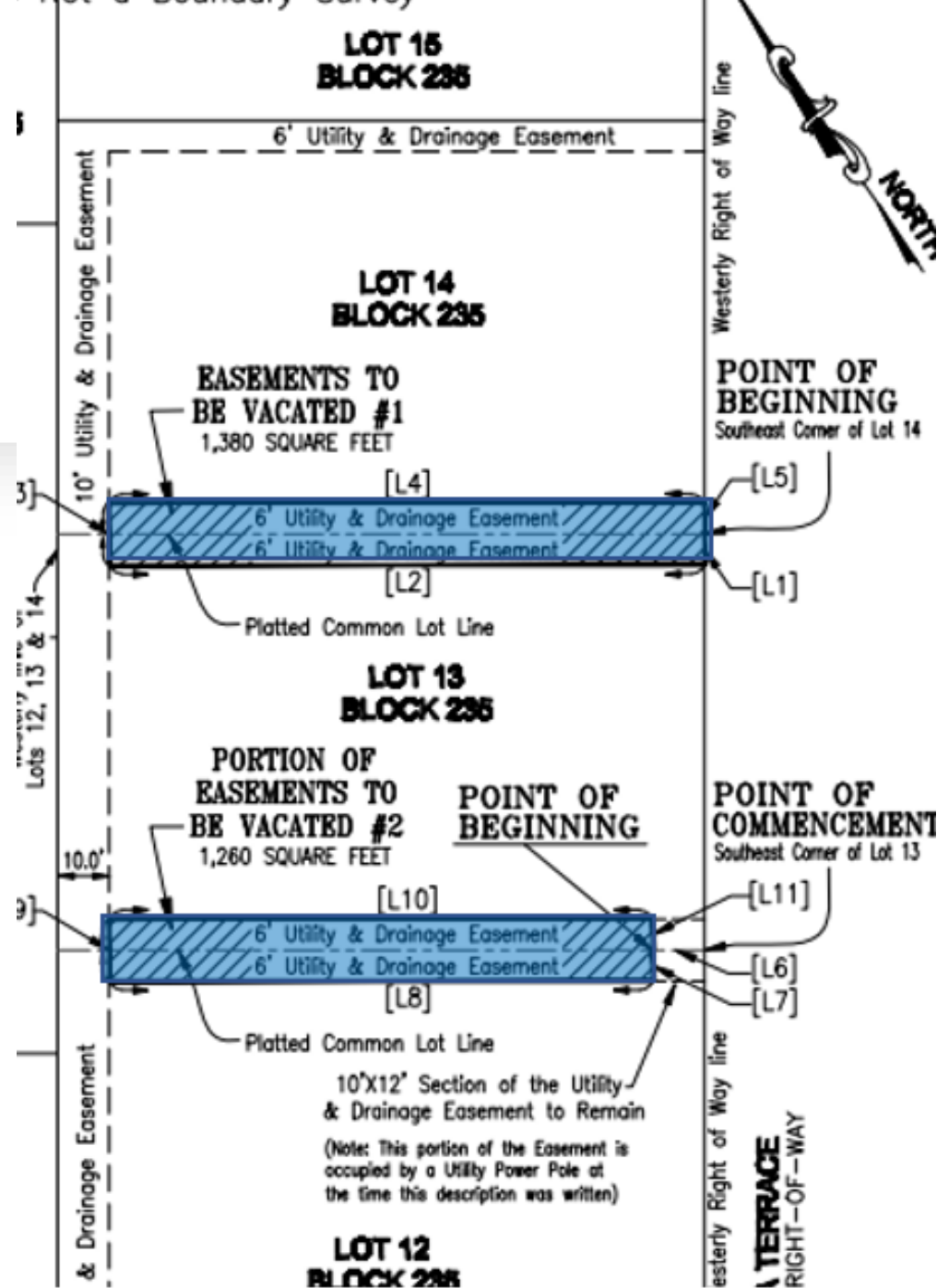
Location: 0985023513, 2465 SALMISTA TER

Background

Ronald L. and Christine Cross are requesting a vacation of easement for flexibility of use for the property owner on the combined lots.

Property Area: 36,116 square feet.

Total area of the Utility and Drainage Easement to be vacated: ± 2,640 square feet.



Review Process

The following Utility providers have reviewed the request to vacation for the platted side 10-foot utility and drainage easement as per ULDC Section 2.2.17.C and, through written response, have granted approval.

Utility Review Summary	
Agency	Response
AmeriGas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
If no response is received within 10 days, it is assumed that there is no issue with the vacation of easement.	

Compliance with Florida Statutes Chapter 177 and ULDC Chapter 2 Development Review

The vacation of easement
was reviewed and approved
by staff for conformance
with the Florida Statutes
Chapter 177.

The vacation of easement
was reviewed and approved
by staff for conformance
with ULDC Chapter 2
Development Review
Regulations per Section
2.2.17.

An aerial photograph of a city landscape. A river flows from the top left towards the bottom left. To the right of the river, there are green trees and a large, multi-story building with a brown roof. In the background, a highway with multiple lanes runs horizontally, with cars visible. Further back, a residential area with houses and more trees is visible under a clear sky.

Legal Review

The City Attorney has reviewed the accompanying Resolution 2025-R-83 as to form and correctness.

A decorative graphic in the bottom right corner consisting of several parallel yellow diagonal lines of varying lengths, creating a fan-like or sunburst effect.

An aerial photograph showing a winding river with green banks. On the right bank, there are several large, multi-story residential buildings with brown roofs and parking lots. In the background, a highway and more suburban development are visible.

Staff Recommendations

The Planning & Zoning Division recommends approval of Petition No. PVAC-25-02921 via Resolution No. 2025-R-83.

A series of parallel yellow diagonal lines in the bottom right corner of the slide.



Thank you!