

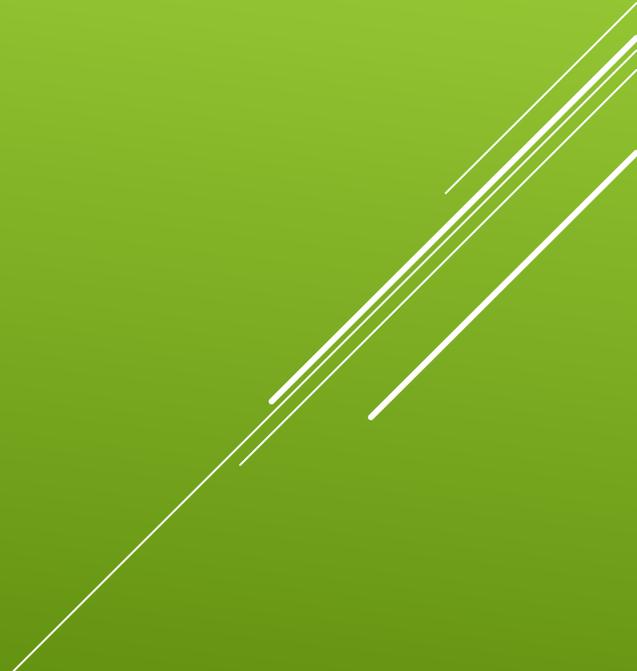
2021-R-10, VAC-20-243
0 GOSHEN ROAD
VACATION OF EASEMENT
JOSHUA & MARY SHELTON

Prepared and presented by Joshua Shelton

OBJECTIVE

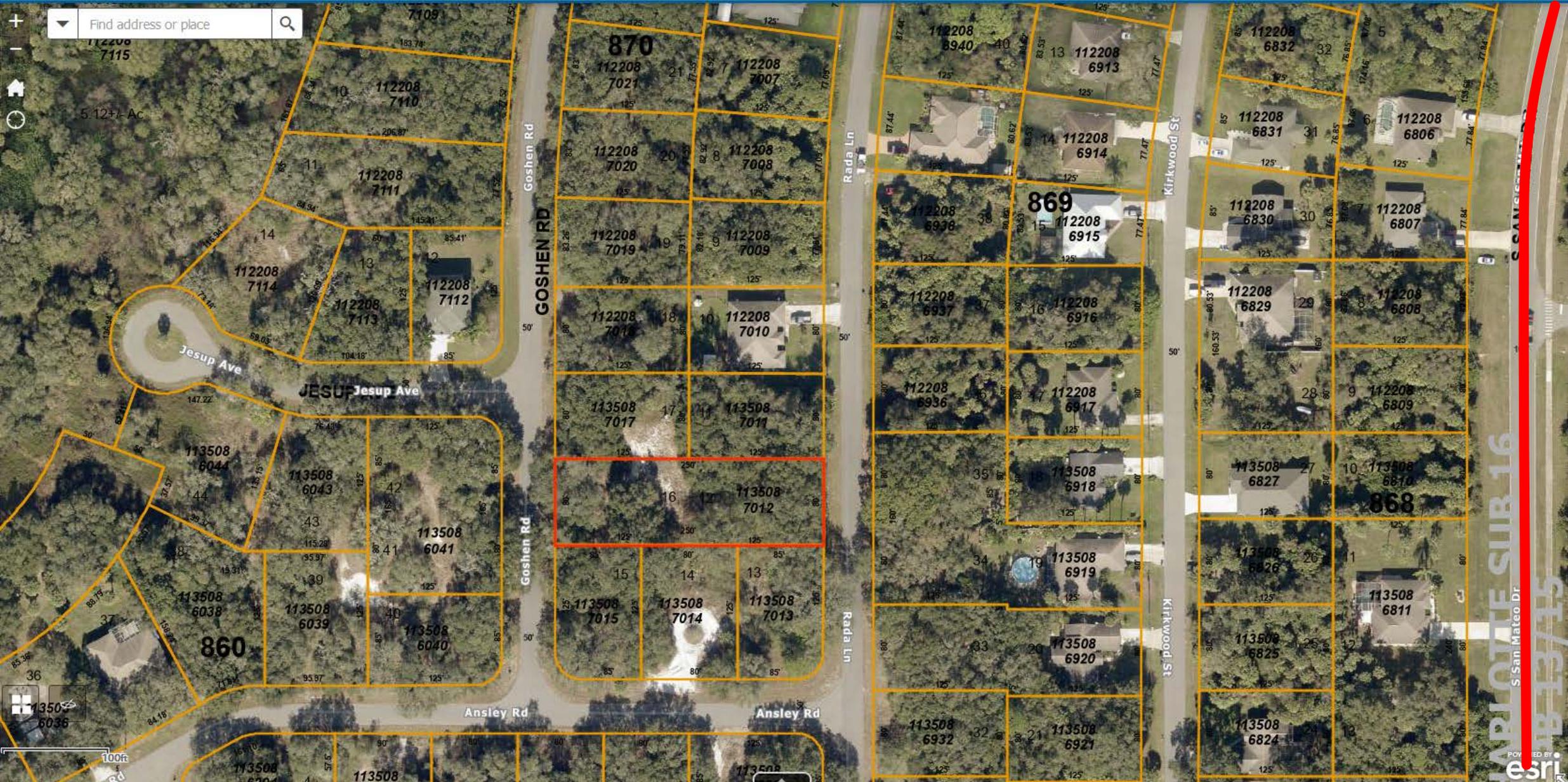
- Vacate the rear easements on two platted residential lots in the City of North Port

PURPOSE

- Construction of a single-family residence
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

PROJECT NARRATIVE

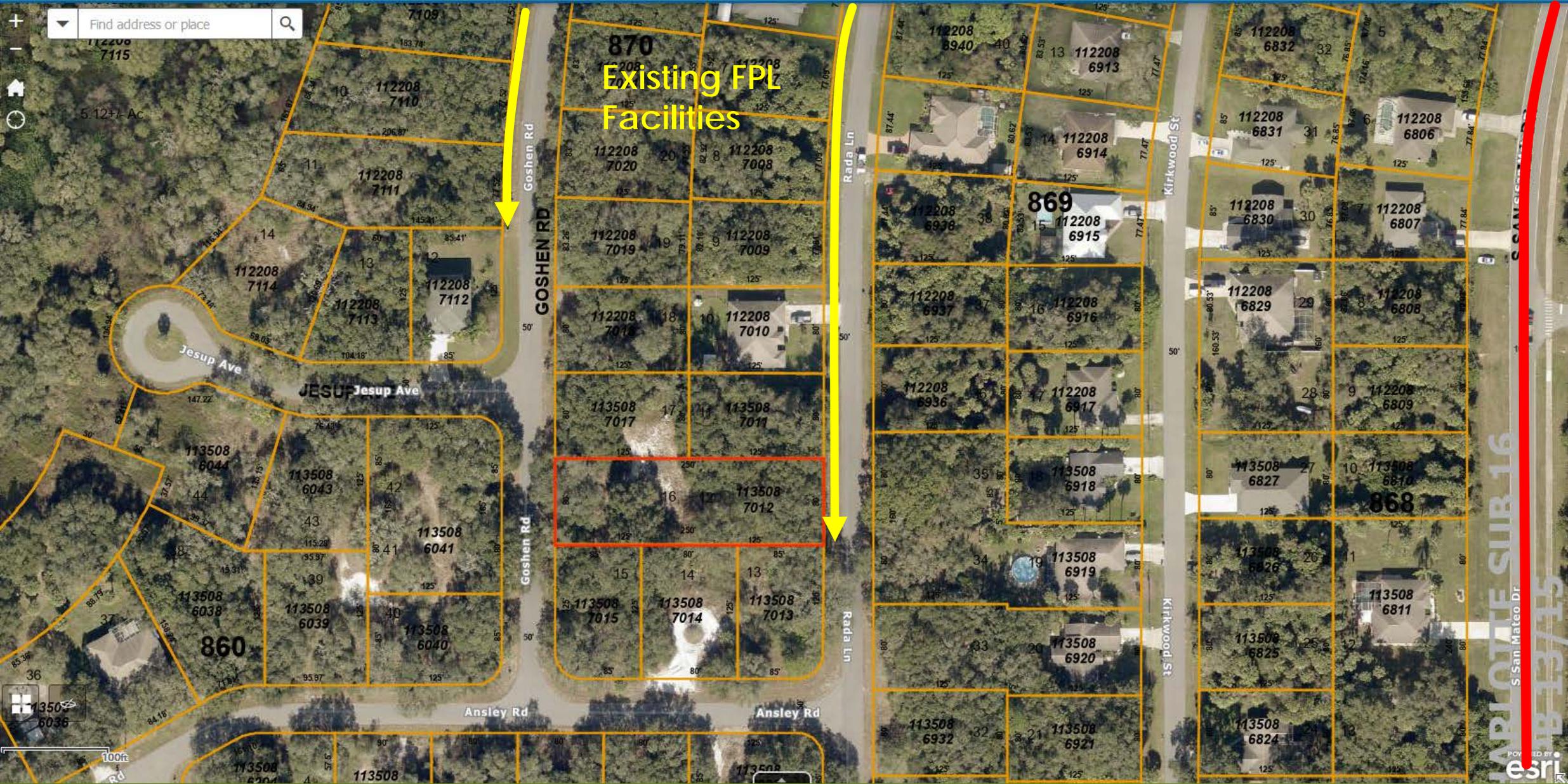
- The purpose of this application is to vacate the 10' rear easements on both listed parcels for the purpose of creating a single buildable lot without easement restrictions in the center. This lot will be used for a single-family residence.
- By granting the vacation of this easement, removal of mature vegetation will likely be limited to one (1) 29" oak tree and one (1) 12" palm tree. With current easements in place and current ULDC setback requirements for residential construction, the potential to remove up to six (6) oak trees ranging from 24"–32" exists in order to build the planned single-family residence.



Find address or place

100ft

HARLOTTE SUB 16
S San Mateo Dr
B-13/15
esri



Find address or place

Existing FPL
Facilities

GOSHEN RD

Jesup Ave

JESUP Jesup Ave

860

Ansley Rd

Ansley Rd

Rada Ln

Rada Ln

Kirkwood St

Kirkwood St

BARLOTTE SUB 16
S. San Mateo Dr
B-13/15
esri

CURRENT UTILITIES

- Florida Power & Light facilities are located across the street at the front and on the swale in the rear of the property.
 - No public water lines are present in the area.
 - No drainage facilities are located in the area.
 - No gas facilities are located in the area.
- 

2017

Find address or place



Layer List



Jesup Ave

Goshen Rd

Rada Ln

Ansley Rd

Ansley Rd

Ansley Rd

POWERED BY
esri



40ft



2018

Find address or place



Layer List



Jesup Ave

Goshen Rd

Rada Ln



40ft

Ansley Rd

Ansley Rd

Ansley Rd

POWERED BY
es

2019

Find address or place



Layer List



Jesup Ave

Goshen Rd

Rada Ln

Ansley Rd

Ansley Rd

Ansley Rd



40ft

POWERED BY
esri

Find address or place



Jesup Ave

2020



Ansley Rd

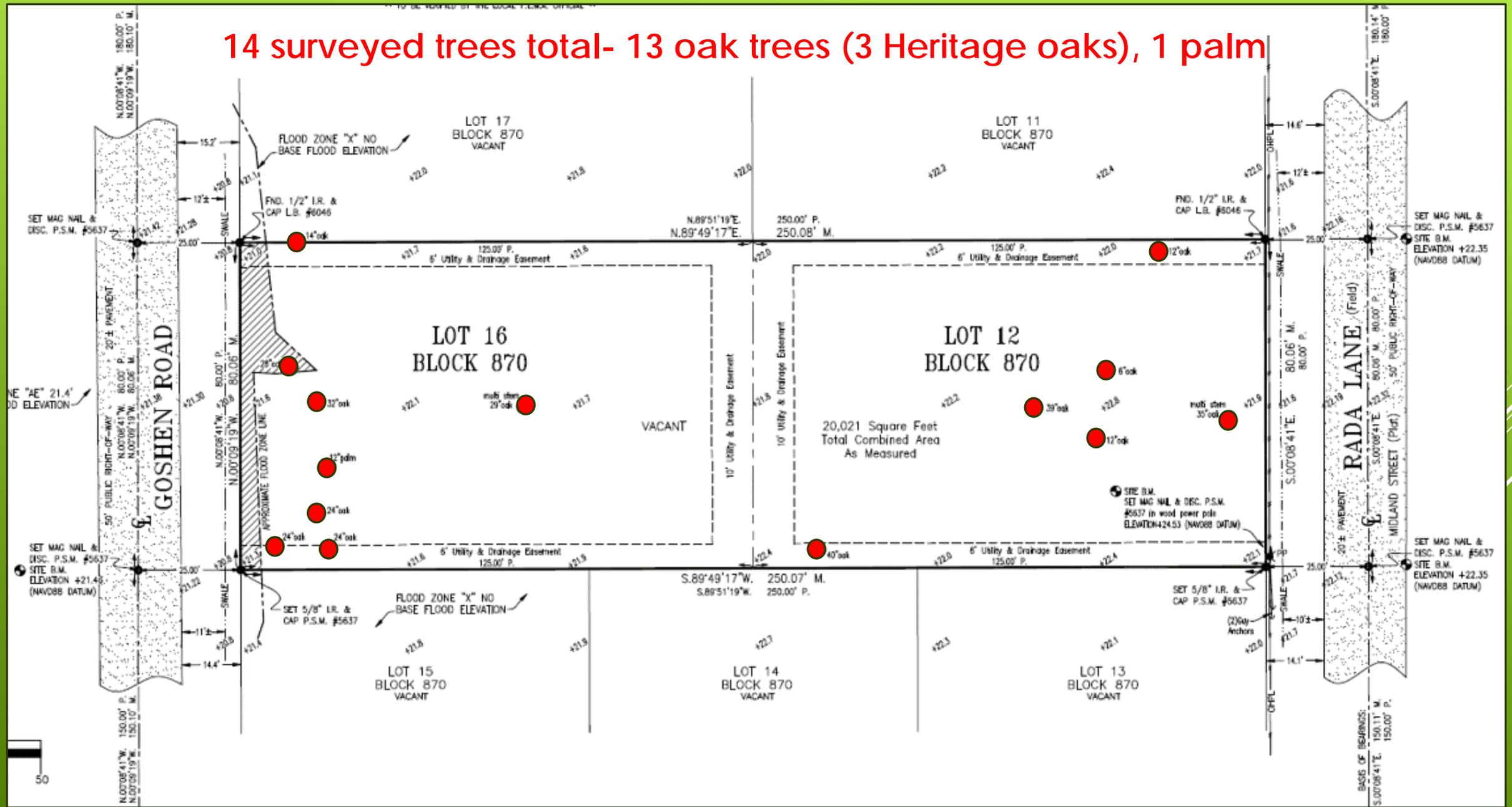
Ansley Rd

Ansley Rd

40ft

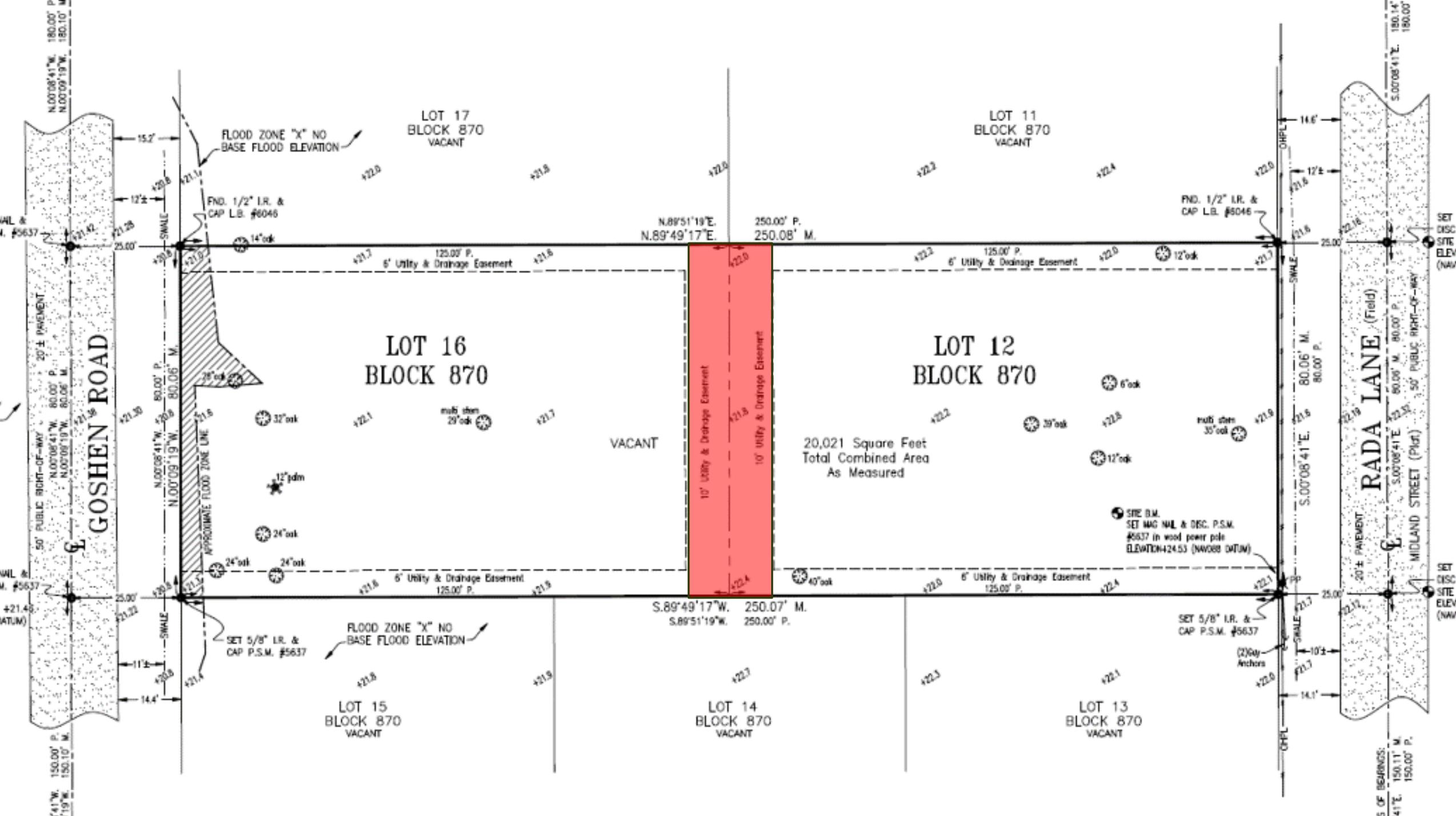
POWERED BY esri

14 surveyed trees total- 13 oak trees (3 Heritage oaks), 1 palm



ACTIONS TAKEN BY PROPERTY OWNER

- Legal Notice published “in a newspaper of general circulation [The Sun Newspapers] in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper” as required per F.S.S. 177.01(4) with fee
- Submitted a completed application packet with necessary documentation to City of North Port, Planning and Zoning with fee
- Commissioned a survey and “sketch and description” from a licensed local surveyor (included with application) with fees
- Completed proposed site plan for residential construction (included with application)
- Unity of Title executed and recorded at the county Clerk of Court with fee
- Review of proposed Vacation of Easement reviewed by City Surveyor with fee



LOT 16
BLOCK 870

LOT 12
BLOCK 870

20,021 Square Feet
Total Combined Area
As Measured

VACANT

GOSHEN ROAD

RADA LANE (Field)

LOT 15
BLOCK 870
VACANT

LOT 14
BLOCK 870
VACANT

LOT 13
BLOCK 870
VACANT

LOT 17
BLOCK 870
VACANT

LOT 11
BLOCK 870
VACANT

FLOOD ZONE "X" NO
BASE FLOOD ELEVATION

FLOOD ZONE "X" NO
BASE FLOOD ELEVATION

50' PUBLIC RIGHT-OF-WAY

50' PUBLIC RIGHT-OF-WAY

FND. 1/2" I.R. &
CAP L.B. #5046

FND. 1/2" I.R. &
CAP L.B. #5046

SET 5/8" I.R. &
CAP P.S.M. #5637

SET 5/8" I.R. &
CAP P.S.M. #5637

SITE B.M.
SET MAG NAL & DISC. P.S.M.
#5637 in wood power pole
ELEVATION 424.53 (NAVD83 DATUM)

SET DISC
SITE ELEV
(NAVD83)

SET DISC
SITE ELEV
(NAVD83)

50' OF BEARINGS:
41°W. 150.00' P.
150.10' M.
41°E. 150.11' M.
150.00' P.

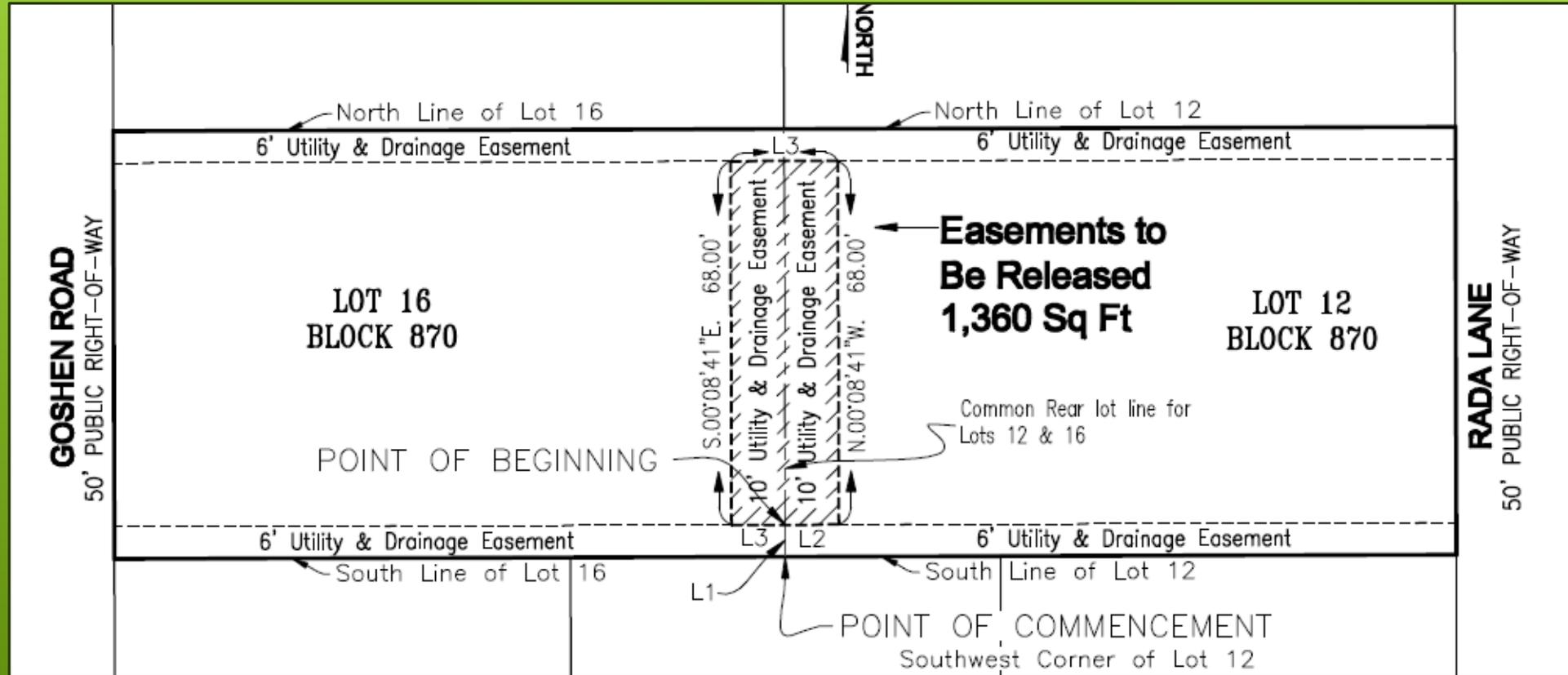
180.00' W.
180.10' W.

180.14' E.
180.00' E.

150.00' P.
150.10' M.

150.11' M.
150.00' P.

1,360 SQ FT OF EASEMENT RELEASED



6' EASEMENTS ON THE SIDE PROPERTY LINES REMAIN

SKETCH AND DESCRIPTION

Description

All that portion of the 10 foot wide Utility & Drainage Easements lying adjacent to the common rear line of Lots 12 and 16, Block 870, First Replat in Sixteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 20, Pages 12, 12-A through 12-E, inclusive of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Lot 12; thence N.00°08'41"W. along said common rear lot line of Lots 12 & 16, a distance of 6.00' to the Point of Beginning; thence N.89°51'19"E. along a line being 6.00' North of and parallel with the South line of said Lot 12, a distance of 10.00'; thence, N.00°08'41"W. along a line being 10.00' East of and parallel with said common rear lot line of Lots 12 & 16, a distance of 68.00' to the intersection with a line being 6.00' South of the North line of said Lot 12; thence, S.89°51'19"W, along a line being 6.00' South of and parallel with the North line of Lots 12 & 16, a distance of 20.00'; thence, S.00°08'41"E. along a line being 10.00' West of and parallel with said common rear lot line of Lots 12 & 16, a distance of 68.00' to the intersection with a line being 6.00' North of the South line of Lot 16; thence N.89°51'19"E. along a line being 6.00' North of and parallel with South line of Lot 16, a distance of 10.00' to the Point of Beginning, and containing 1360 Square Feet, More or Less.



South
Property
Marker







North
Property
Marker



IN CLOSING

- The goal for this land is to take up residence with minimal impact to the environment and to create a functional home using existing mature vegetation to enhance the beauty of the existing landscape and neighborhood. By vacating the easement, the homeowner will have the flexibility to potentially improve the property further in the future while maintaining the natural beauty of the land both in front and back of the property.
- The easement(s) in question are not currently occupied by any government or established utility facility for any purpose (as reported by city staff). Currently, city water and sewer are not available to this property. Electric service is currently established at the front of the lot across the street and rear lot line in the street swale (see attachment).