



STAFF REPORT

Ojus Street

(Petition No. PVAC-25-00986)

Resolution No. 2025-R-69

From: Adriana Silva, Planner II

Thru: Gabriel Quintas, AICP, CFM, Development Services Assistant Director

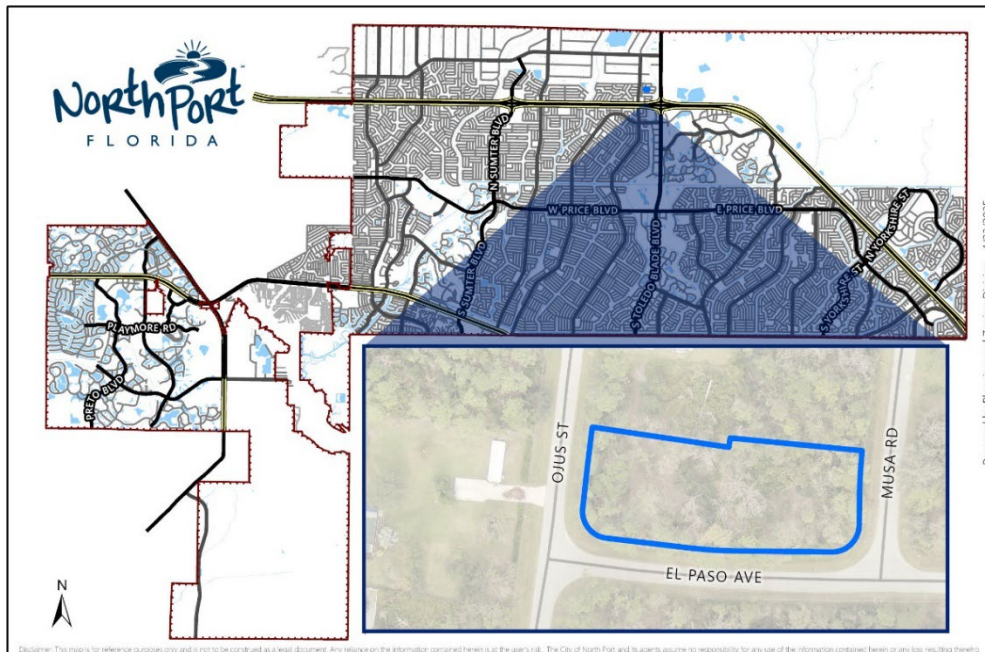
Thru: Lori Barnes, AICP, CPM, Development Services Deputy Director

Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Deputy City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: September 23, 2025



PROJECT:	Vacation of easement for new home construction on Ojus Street, vacating the platted side 10-foot utility and drainage easement, VAC-25-00986
REQUEST:	Vacate the platted side 10-foot utility and drainage easement (± 935 SQ.FT) located on Lot 20 of Block 1159 of the 25th Addition to the Port Charlotte Subdivision.
APPLICANT:	Robert K. Wenger and Lolita J. Wenger (Exhibit A, Warranty Deed and Affidavit)
OWNERS:	Robert K. Wenger and Lolita J. Wenger
LOCATION:	0959115901 (Vacant Parcel), Ojus Street
PROPERTY SIZE:	± 0.27 acres
ZONING:	Residential, Low (R-1)

I. BACKGROUND

On February 26, 2025, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation for the platted 10-foot utility and drainage easement lying adjacent to the westerly line of Lot 20 Block 1159 of the 25th Addition to the Port Charlotte Subdivision. The purpose of this vacation of easement request is to construct a new single-family residence. The area of this utility and drainage easement proposed to be vacated encompasses approximately 934.65 square feet. The subject property is zoned Residential, Low (R-1) with a Future Land Use designation of Low Density Residential (LDR).

II. PROJECT SUMMARY

Robert and Lolita Wenger are requesting a vacation of a ± 934.65 square foot platted 10-foot utility and drainage easement on Lot 20 to allow for construction of a new single-family residence. The subject Lot 20 and adjacent Lot 1 are under common ownership of the Applicant, with Declaration of Unity of Title filed as Instrument #2025011355 in the Official Records of Sarasota County (Exhibit B). The six-foot platted rear drainage and utility easement on lot 1 will remain.

The proposed single-family home will meet all required setbacks from the combined property limits. Lot setbacks and impervious surface area requirements will be assessed at the time of Certificate of Zoning Compliance application, which is necessary before applying for a building permit.

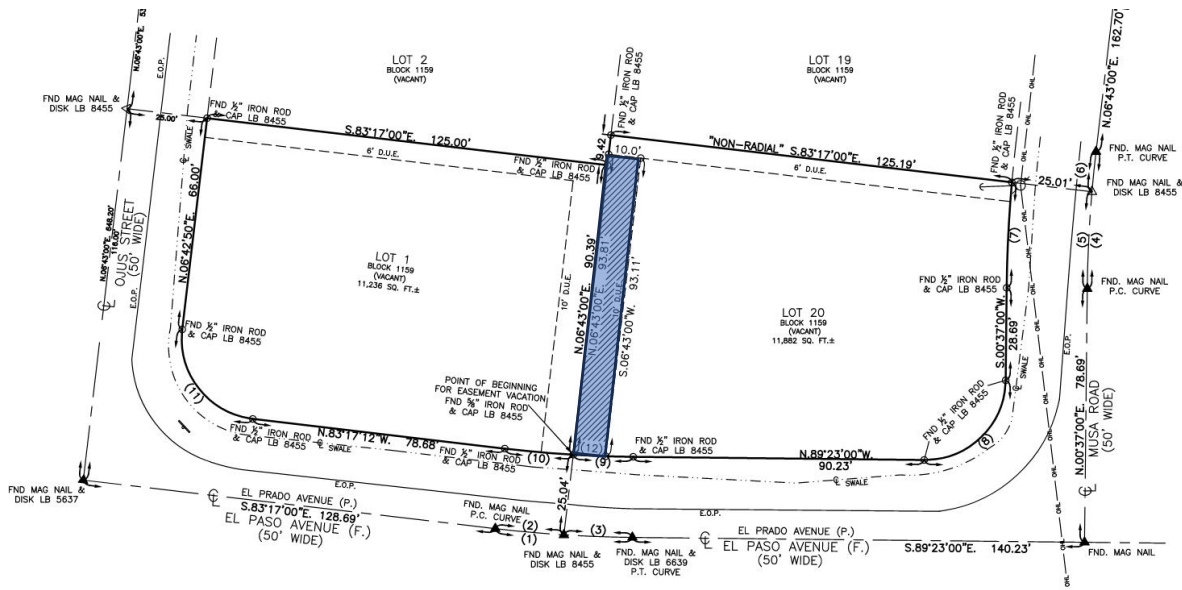


Figure 1. Area of easement to be vacated.

III. REVIEW PROCESS

The following Utility providers have reviewed the request to vacation for the platted 10-foot utility and drainage easement as per ULDC Section 2.2.17.C and, through written response, have granted approval. (**Exhibit B- Notification to Utility agencies and responses**).

Utility Review Summary	
Agency	Response
Amerigas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	None
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.	

Conclusion

Based on the responses received, the request to vacate the 10-foot utility and drainage 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 areas.
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.

Legal Review

The City Attorney has reviewed the accompanying Resolution 2025-R-69 as to form and correctness.

IV. DATA AND ANALYSIS

2024 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 property owners filed a notice of intent to petition the City of North Port to vacate a portion of the platted utility and drainage easement lying on the westerly line of Lot 20 by publishing a legal notice in The Sarasota Herald Tribune newspaper for two weekly issues. (**Exhibit C—Notice of Intent**). Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request vacation for the platted 10-foot utility and drainage easement, a Publisher's Affidavit, certification that all applicable taxes have been paid, and all other requisite documents (**Exhibit D— Certification of Taxes Paid**). 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.

Staff concludes that the proposed Petition PVAC-25-00986 is consistent with Florida Statutes Section 177.101.

ULDC CHAPTER 2 Development Review

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 2 of the ULDC, Article II. Development Application Types, Section 2.2.17., Vacations provides procedures for the City to vacate right-of-way, easements, and plats according to the authority granted under the Florida Statutes Chapter 177. In addition, Section 2.2.17.B. includes Decision Criteria for the City Commission to approve a Vacation, as follows:

Decision Criteria. City Commission shall determine whether and the extent to which the vacation:

- (1). Involves land that Is currently occupied by public facilities;
- (2). Necessitates additional easements for future public facilities;
- (3). Impairs or eliminates access to any lot of record;
- (4). Adversely impacts the existing road network or substantially alters travel patterns;

Findings & Conclusion: Staff reviewed the Petition PVAC-25-00986 relative to ULDC Section 2.2.17. Vacations. 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 the vacation of easement in two consecutive weekly issues of The Sarasota Herald Tribune newspaper. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of the platted utility and drainage easement lying on the westerly line of Lot 20, certification that all applicable taxes have been paid, and all requisite documents.

Upon staff review of the Petition and the responses from utility providers (detailed in Section III above), staff finds that this vacation of easement meets the Decision Criteria per Section 2.2.17.B. of the ULDC as the vacation does not:

- (1). Involve land that Is currently occupied by public facilities;
- (2). Necessitate additional easements for future public facilities;
- (3). Impair or eliminates access to any lot of record;
- (4). Adversely impact the existing road network or substantially alters travel patterns;

Staff concludes that the proposed Petition PVAC-25-00986 is consistent with Chapter 2 of the ULDC.

V. RECOMMENDED MOTION

CITY COMMISSION

MOTION TO APPROVE: I move to approve Resolution No. 2025-R-67, as presented, and find that, based on competent substantial evidence that this Vacation is consistent with Florida Statutes Section 177.101 and Section 2.2.17. of the Unified Land Development Code

VII. ALTERNATIVE MOTION

CITY COMMISSION

MOTION TO DENY: I move to deny Resolution No. 2025-R-67, and find that, based on competent and substantial evidence, the Vacation:

[include all applicable factors below]

1. Is NOT consistent with Florida Statutes Section 177.101 because [include explanation of how the Vacation fails to meet each specific regulation];
2. Is NOT consistent with Section 2.2.17. of the Unified Land Development Code because [include explanation of how the plat fails to meet each specific regulation];

VIII. EXHIBITS

A.	Warranty Deed and Affidavit
B.	Declaration of Unity of Title
C.	Notification to Utility Agencies and Responses
D.	Notice of intent
E.	Certification that all applicable taxes have been paid

IX. PUBLIC HEARING SCHEDULE

City Commission Public Hearing	September 23, 2025 6:00 PM or as soon thereafter
---	---

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022081685 2 PG(S)**

5/12/2022 3:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2859537



Prepared by and Return to:
Victoria Hays, an employee of
First International Title, Inc.
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$300.30

File No.: 214756-95

WARRANTY DEED

This indenture made on ^{MB} ~~May 13~~, 2022 by **Rising Jet Ventures, Inc, a Florida Profit Corporation**, whose address is: 12798 W. Forest Hill Blvd, Suite 205A, Wellington, FL 33414 hereinafter called the "grantor", to **Robert K. Wenger and Lolita J. Wenger, husband and wife**, whose address is: 5503 Bates Rd, Wooster, OH 44691, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 1, Block 1159, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 2, 2A through 2Q, inclusive, of the Public Records of Sarasota County, Florida.

AND

Lot 20, Block 1159, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 2, 2A through 2Q, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0959115901

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

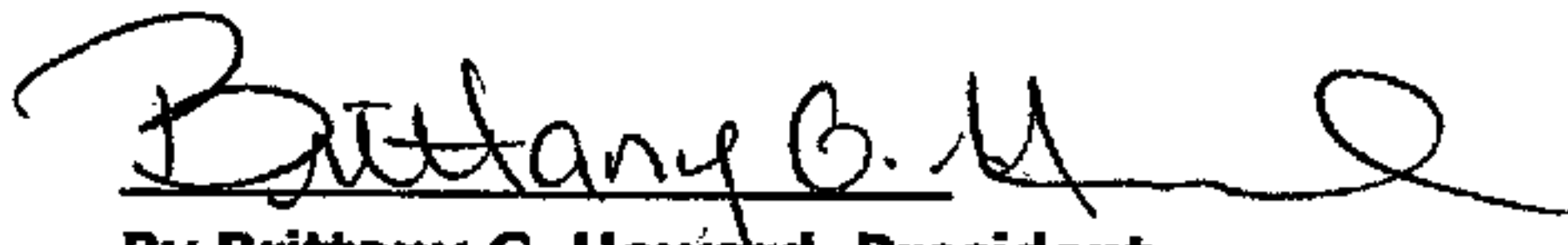
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 December 31st of 2021.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Rising Jet Ventures, Inc, a Florida Profit Corporation


By **Brittany G. Howard, President**

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Chris George



2nd Witness Signature

Print Name: Michel V. Pierre-Louis

State of Florida

County of Palm Beach

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 5/11/22, by **Brittany G. Howard, President of Rising Jet Ventures, Inc, a Florida Profit Corporation**, who () is/are personally known to me or who (X) produced a valid Driver License as identification.


Notary Public Signature
Printed Name: Michel V. Pierre-Louis
My Commission Expires: 04/13/2024

(NOTARY SEAL)



Michel Vladimir Pierre-Louis
Notary Public
State of Florida
My Commission Expires 09/13/2024
Commission No. HH 29247

Prepared by:

ROBERT WENGER



DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of North Port, Florida pertaining to zoning, the issuance of building permits, and regulating building construction activities, the undersigned, being the fee owner(s) of the described real property situated in the City of North Port, County of Sarasota, and State of Florida, hereby make the following declaration of conditions, limitations, and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following:

1. The undersigned own(s) the following properties in fee simple:

Lot 1, Block 1159, 25th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 2,2A-Q, of the Public Records of Sarasota County, Florida; and

Lot 20, Block 1159, 25th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15, Page 2,2A-Q, of the Public Records of Sarasota County, Florida; and

Lot , Block , Addition to Subdivision, according to the map or plat thereof as recorded in Plat Book , Page , of the Public Records of Sarasota County, Florida; and

Parcel Identification Numbers:

<u>0959115901</u>	Section <u>12</u>	Township <u>39S</u>	Range <u>21E</u>
<u>0959115920</u>	Section <u>12</u>	Township <u>39S</u>	Range <u>21E</u>
<u> </u>	Section <u> </u>	Township <u> </u>	Range <u> </u>

2. The parcel or combination of separate lots, parcels, acreage, or portions thereof shall be regarded and is declared to be unified under one title as an indivisible building site ("Subject Property").
3. The Subject Property, for the purpose of building, zoning, and other applicable city codes and regulations, shall be considered as one parcel of land and no portion shall be sold, assigned, transferred, conveyed, or devised, except in its entirety as one unified parcel of land.
4. The undersigned agree(s) that this Declaration of Unity of Title constitutes a covenant to run with the land, as provided by law, and is binding upon the undersigned, their successors and assigns, and all parties claiming under them until the City of North Port, Florida fully releases it in writing.
5. The undersigned will record this instrument in the Public Records of Sarasota County, Florida at their expense.
6. The undersigned acknowledge(s) that the particulars of this instrument include important legal rights and responsibilities and that the owner(s) have been advised to obtain legal counsel for the preparation of this Declaration of Unity of Title.

DECLARATION OF UNITY OF TITLEPrepared by: Robert Wenger

IN WITNESS WHEREOF, the property owner(s) executed this instrument in the manner provided by law. Signed in the presence of the identified witnesses on JANUARY 18, 2025. PREPARED BY: ROBERT WENGER

Doris Stutzman
 Witness Signature
Doris Stutzman
 Witness Name

Witness Address 5425 Secrest Rd
Wooster, OH 44691

Gordon Stutzman
 Witness Signature
GORDON STUTZMAN
 Witness Name

Witness Address 5425 Secrest Rd.
WOOSTER, OHIO 44691

Robert K. Wenger
 Property Owner Signature
ROBERT K. WENGER
 Property Owner Name

Lolita J. Wenger
 2nd Property Owner Signature

LOLITA J. WENGER
 Property Owner Name

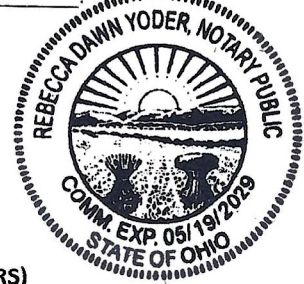
ACKNOWLEDGEMENT (FOR INDIVIDUAL PROPERTY OWNERS)

STATE OF Ohio
 COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of January, 2025, by Robert K. Wenger and Lolita J. Wenger

Rebecca Dawn Yoder
 Notary Public

☒ Personally Known OR ☐ Produced Identification
 Type of Identification Produced _____
 Type of Identification Produced _____

**ACKNOWLEDGEMENT (FOR INDIVIDUAL PROPERTY OWNERS)**

STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____ and _____.

Notary
 Public ☐ Personally Known OR ☐ Produced Identification
 Type of Identification Produced _____
 Type of Identification Produced _____



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/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 _____, 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

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 the Planning Division at 941.429.7156



Exhibit C to Resolution No. 2025-R-69
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: 5/15/2025

PETITION NO: PVAC-25-00986

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 1 & 20, Block 1159, of the 25th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 2, 2A-Q, of the Public Records of Sarasota County, Florida, also known as street address: Musa Road.

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 5/15/2025 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.

Christopher Plank Digitally signed by Christopher Plank
Date: 2025.05.15 15:23:35 -04'00'

Signature

574-808-8943

Phone No.

5/15/2025

Date

Comcast

Name of Utility

Please email responses to dbrown@northportfl.gov

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 the Planning Division at 941.429.7156



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: 5/15/2025

PETITION NO: PVAC-25-00986

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 1 & 20, Block 1159, of the 25th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 2, 2A-Q, of the Public Records of Sarasota County, Florida, also known as street address: Musa Road.

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 5/15/2025 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.

Bradley Brenner

Digitally signed by Bradley Brenner
 Date: 2025.05.15 11:02:03 -04'00'

Signature

941-423-4847

Phone No.

05/15/2025

Date

FPL

Name of Utility

Please email responses to dbrown@northportfl.gov

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 the Planning Division at 941.429.7156



Exhibit C to Resolution No. 2025-R-69
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: 5/15/2025

PETITION NO: PVAC-25-00986

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 1 & 20, Block 1159, of the 25th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 2, 2A-Q, of the Public Records of Sarasota County, Florida, also known as street address: Musa Road.

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 5/15/2025 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

Signature

Phone No.

Please email responses to dbrown@northportfl.gov

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 the Planning Division at 941.429.7156

5/16/2025

Date

NPPW

Name of Utility



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: 5/15/2025

PETITION NO: PVAC-25-00986

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 1 & 20, Block 1159, of the 25th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 2, 2A-Q, of the Public Records of Sarasota County, Florida, also known as street address: Musa Road.

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 5/15/2025 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

941-240-8021

Phone No.

Date

05-15-25
NP UTILITIES

Name of Utility

Please email responses to dbrown@northportfl.gov

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 the Planning Division at 941.429.7156



Exhibit C to Resolution No. 2025-R-69
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: 5/15/2025

PETITION NO: PVAC-25-00986

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 1 & 20, Block 1159, of the 25th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 2, 2A-Q, of the Public Records of Sarasota County, Florida, also known as street address: Musa Road.

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 5/15/2025 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, Fire Marshal

Digitally signed by Peter J. Marietti III, Fire
Marshal
Date: 2025.05.15 15:26:05 -04'00'

Signature

941.240.8180

Phone No.

May 15, 2025

Date

North Port Fire Rescue

Name of Utility

Please email responses to dbrown@northportfl.gov

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 the Planning Division at 941.429.7156

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****LSAR0342484****Order Status:**

Submitted

Classification:

Public Notices

Package:

General Package

1 Affidavit:

2.00

2 Affidavits:

4.00

Base amount:

270.00

Service fee:

0.00

Cash/Check/ACH**Discount:**

-0.00

Total payment:

270.00

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save! In no event are service fees refundable.

Payment Type:

Visa

User ID:

L0113313

PREVIEW FOR AD NUMBER LSAR03424840**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN PURSUANT TO THE PROVISION OF SECTION 177, FLORIDA STATUTES, THAT ROBERT AND LOLITA WENGER, THE PROPERTY OWNERS HAVE PETITIONED NORTH PORT TO VACATE A SECTION OF DRAINAGE AND UTILITY EASEMENT WITH DESCRIPTION AS FOLLOWS: ALL THAT PORTION OF THE 10 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS LYING ADJACENT TO THE WESTERLY LINE OF LOT 20 AND ADJACENT TO THE EASTERLY LINE OF LOT 1 AND LOT 2, BLOCK 1159, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 2 AND 2A THROUGH 20, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING IN THE NORTHERLY RIGHT OF WAY LINE OF EL PASO AVENUE (A 50' PUBLIC RIGHT OF WAY), SAID POINT ALSO BEING THE SOUTH WEST CORNER OF SAID LOT 20 AND THE SOUTH EAST CORNER OF SAID LOT 1; THENCE N.06°43'00"E. ALONG THE ENTIRE EASTERLY LINE OF SAID LOT 1 AND A PORTION OF THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 93.81', THENCE S.83°17'00"E. A DISTANCE OF 10'; THENCE S.06°43'00"W. A DISTANCE OF 93.11' TO A POINT SAID POINT LYING IN THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO AVENUE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 10.02' WITH A RADIUS OF 375' BEING SUBTENDED BY THE CHORD OF N.87°21'48"W. 10.02' TO THE POINT OF BEGINNING, CONTAINING 934.65 SQUARE FEET OR .0215 ACRES MORE OR LESS.

August 1, 4 2025
LSAR0342484

[<< Click here to print a printer friendly version >>](#)

ACCOUNT INFORMATION

ROBERT WENGER

5503 Bates Road

Wooster, OH 44691

313-657-3150

bobwenger79@gmail.com

Contract ID:

PAYMENT DETAILS

Visa*****9276

TRANSACTION REPORT

Date

July 28, 2025 2:59:47 PM EDT

Amount:

270.00

ADDITIONAL OPTIONS

1 Affidavit

2 Affidavits

SCHEDULE FOR AD NUMBER LSAR03424840

August 1, 2025

Sarasota Herald-Tribune

August 4, 2025

Sarasota Herald-Tribune

[Privacy Policy](#)

| [Terms of Service](#)

[Contact Us](#)

i-Publish® AdPortal: v2.6

©2025 iPublish Media Solutions, LLC

Florida Tax Collector

Barbara Ford-Coates - serving Sarasota County

101 S. Washington Blvd., Sarasota, FL 34236

941.861.8300, option 3 | Info@SarasotaTaxCollector.com

www.SarasotaTaxCollector.com

Exhibit E to Resolution No. 2025-R-69
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

REAL ESTATE 2024 241257.0000

ACCOUNT # 0959115920

WENGER ROBERT K
WENGER LOLITA J
5503 BATES RD
WOOSTER OH 44691-9245

MUSA RD
LOT 20 BLK 1159 25TH ADD TO PORT
CHARLOTTE

Pay at SarasotaTaxCollector.com & Print Your Receipt Instantly!

- * eCheck - electronic payment from your checking account with no fee
- * Credit card - 2.35% fee or min. \$1.50 added by the payment processor
- * Debit card - \$1.50 added by the payment processor

Keep this portion for your records.

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
Sarasota Co. General Revenue	3.2288	16,500		16,500	53.28
Bonds-Debt Service	0.0712	16,500		16,500	1.17
Sarasota Co. Legacy Trl	0.0396	16,500		16,500	0.65
Mosquito Control	0.0460	16,500		16,500	0.76
Sarasota Co. Hospital Dist.	1.0420	16,500		16,500	17.19
SW FL Water Management Dist.	0.1909	16,500		16,500	3.15
West Coast Inland Navigation	0.0394	16,500		16,500	0.65
Sarasota School Board					
School Board - State	2.8830	16,500		16,500	47.57
School Board - Local	3.2480	16,500		16,500	53.59
City of North Port	3.7667	16,500		16,500	62.15
TOTAL MILLAGE		14.5556	TOTAL AD VALOREM TAXES		240.16

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
North Port Fire & Rescue	per parcel	171.82
North Port Road & Drainage	per parcel	253.16
North Port R&D Capital Improve	per parcel	46.00
TOTAL NON-AD VALOREM ASSESSMENTS - may not be deductible. Check with your income tax preparer.		470.98

COMBINED TAXES AND ASSESSMENTS

711.14

Pay one amount only
(discount already deducted)

Nov 30 2024
682.69

Dec 31 2024
689.81

Jan 31 2025
696.92

Feb 28 2025
704.03

Mar 31 2025
711.14

Florida Tax Collector

Barbara Ford-Coates - serving Sarasota County

101 S. Washington Blvd., Sarasota, FL 34236

ACCOUNT # 0959115920

241257.0000

MUSA RD

WENGER ROBERT K
WENGER LOLITA J
5503 BATES RD
WOOSTER OH 44691-9245

Pay online at www.SarasotaTaxCollector.com

AMOUNT DUE

Pay amount based on postmark or date paid in person/online for current taxes. Delinquent taxes are based on the date payment is received in the office.

If Paid By	Please Pay
Nov 30 2024	682.69
Dec 31 2024	689.81
Jan 31 2025	696.92
Feb 28 2025	704.03
Mar 31 2025	711.14

Taxes are delinquent on April 1st.

Checks payable to Sarasota Tax Collector Mike Moran

U.S. funds only * No postdated checks * Print receipt online