



STAFF REPORT

5644 Buckboard Street

(Petition No. PVAC-25-00953)

Resolution No. 2025-R-68

From: Adriana Silva, Planner II

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

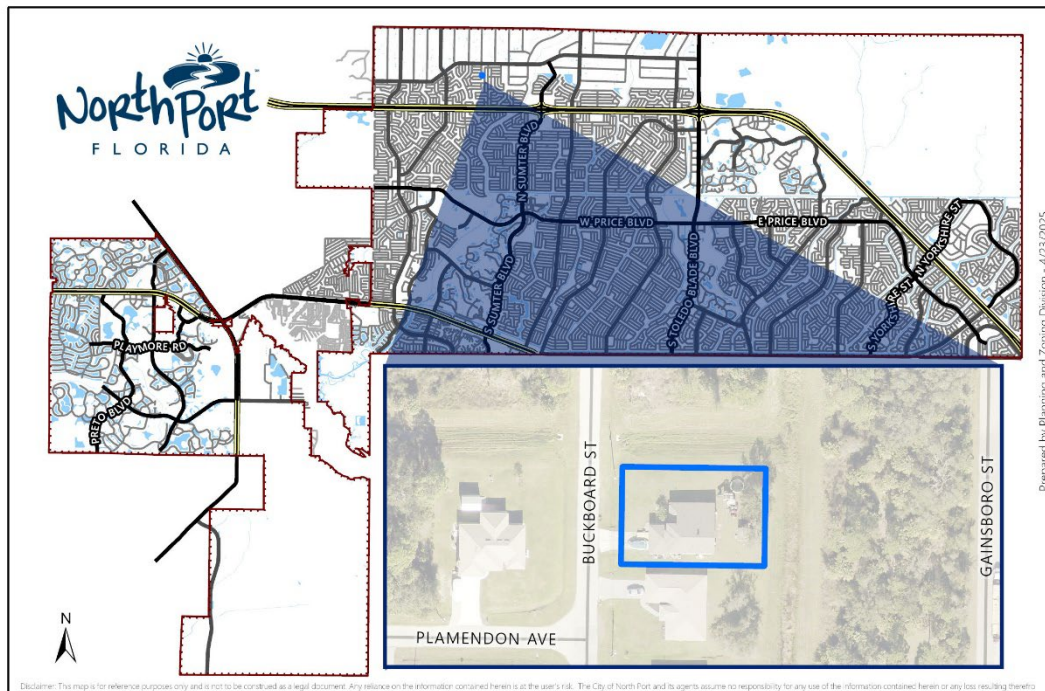
Thru: Lori Barnes, AICP, CPM, Development Services Deputy Director

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



Prepared by Planning and Zoning Division - 4/23/2025

PROJECT:	PVAC-25-00953 Vacation of Easement
REQUEST:	Vacate a portion of the platted rear and side 20-foot maintenance easement ($\pm 2,200$ SQ.FT) located on Lot 1 of Block 1478 of the 30th Addition to the Port Charlotte Subdivision.
APPLICANTS:	Joseph Salerno and Shannon Salerno (Exhibit A, Warranty Deed)
OWNERS:	Joseph Salerno and Shannon Salerno (Exhibit A, Warranty Deed)
LOCATION:	0944147801
PROPERTY SIZE:	± 0.24 acres
ZONING:	Residential, Low (R-1)

I. BACKGROUND

On February 25, 2025, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of a portion of the platted rear and side 20-foot maintenance easements located on Lot 1 Block 1478 of the 30th Addition to the Port Charlotte Subdivision. All utility and drainage easements on the property are proposed to remain. The area to be vacated encompasses approximately 2,200 square feet. The subject property is zoned Residential, Low (R-1) with a Future Land Use designation of Low Density Residential.

II. PROJECT SUMMARY

Joseph and Shannon Salerno are requesting a vacation of a $\pm 2,200$ square foot portion of the platted rear and side 20-foot maintenance easement on Lot 1 Block 1478 of the 30th Addition to the Port Charlotte Subdivision to allow for increased flexibility in the use of their property. Any future development on the property must adhere to all required setback and impervious surface area coverage regulations as specified in the Unified Land Development Code. These requirements will be reviewed at the time of application for the Certificate of Zoning Compliance, which is necessary before applying for a building permit.

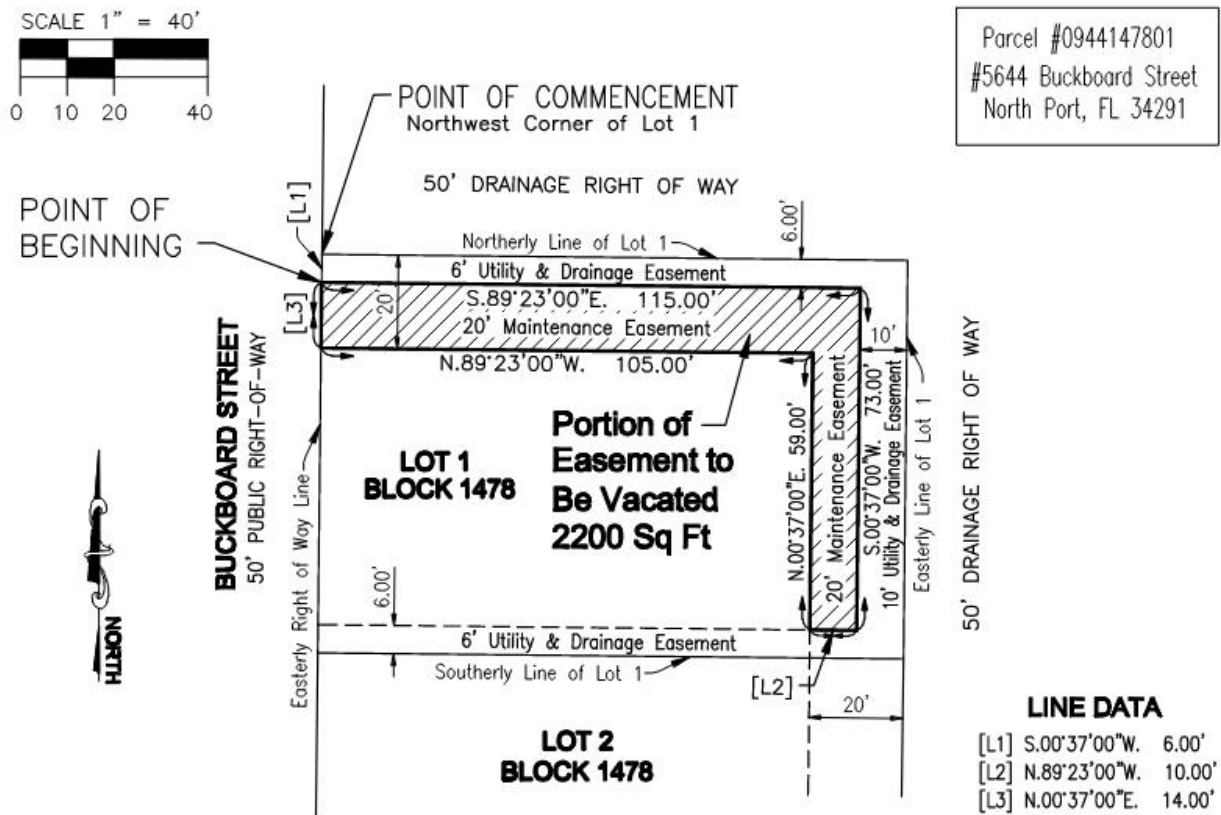


Figure 1. Area of easement to be vacated.

III. REVIEW PROCESS

The following utility providers have reviewed the request to vacate a portion of the platted 20-foot side and rear maintenance easements as per ULDC Section 2.2.17.C and, through written response, have granted their approval with conditions. (**Exhibit B- Notification to Utility agencies and responses**). City of North Port Public Works has granted approval with the condition that the property owner may only occupy 15' of 20' easement on the north property line.

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 with Conditions
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 a portion of the 20-foot side and rear maintenance 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 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-68 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 the platted 20-foot side and rear maintenance easements by publishing a legal notice in The Charlotte Sun 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 a partial vacation of the platted 20-foot side and rear maintenance easements, 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-25-00953 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-25-00953 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 Charlotte Sun newspaper. 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 and side 20-foot maintenance easements, 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-25-00953 is consistent with Chapter 2 of the ULDC.

V. RECOMMENDED MOTION

CITY COMMISSION

MOTION TO APPROVE: I move to approve Resolution No. 2025-R-68, as presented, and find, 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

VI. ALTERNATIVE MOTION

CITY COMMISSION

MOTION TO DENY: I move to deny Resolution No. 2025-R-68, 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 Vacation fails to meet each specific regulation];

VII. EXHIBITS

A.	Warranty Deed and Affidavit
B.	Notification to Utility Agencies and Responses
C.	Notice of intent
D.	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
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662 Woodward Ave.
Detroit, MI 48226
Phone: (888) 848-5355
Fax: (800) 652-7033

FINAL POLICY

Order Number: 74236156
Loan Number: 3550979925
Property Address: 5644 Buckboard St
North Port, FL 34291

PLEASE DELIVER TO:

Rocket Pro TPO
1050 Woodward Ave
Detroit, MI 48226
ATTN: FINAL DOCS

Issued By:

Amrock, LLC
662 Woodward Ave.
Detroit, MI 48226
Phone: (888) 848-5355
Fax: (800) 652-7033

Agent for:

Amrock Title Insurance Company

**ALTA SHORT FORM RESIDENTIAL LOAN POLICY—
CURRENT ASSESSMENTS ONE-TO-FOUR FAMILY
issued by
AMROCK TITLE INSURANCE COMPANY**

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent: Amrock, LLC

Issuing Office: 662 Woodward Ave., Detroit, MI 48226

Issuing Office's ALTA® Registry ID: 1032392

Loan ID Number: 3550979925

Issuing Office File Number: 74236156

Property Address: 5644 Buckboard St, North Port, FL 34291

SCHEDULE A

Name and Address of Title Insurance Company: Amrock Title Insurance Company
5910 No. Central Expressway, Suite 1445, Dallas, TX 75206

Policy Number: LSFL-287509

Amount of Insurance: \$317,709.00

Premium: \$1,124.00

Mortgage Amount: \$317,709.00

Mortgage Date: 10/30/2024

Date of Policy: 10/30/2024

or the date of recording of the insured
mortgage, whichever is later

Property Address: 5644 Buckboard St, North Port, FL 34291

County and State: Sarasota, FL

1. Name of Insured: Rocket Mortgage, LLC its successors and/or assigns
2. Name of Borrower(s): Joseph Salerno and Shannon Salerno, married to each other
3. The estate or interest in the Land identified in this Schedule A and which is encumbered by the Insured Mortgage is Fee Simple and is, at the Date of Policy, vested in the Borrower(s) identified in the Insured Mortgage and named above.
4. The Land referred to in this policy is described as set forth in the Insured Mortgage.
5. This policy consists of 5 page(s), unless an addendum is attached and indicated below:

☒ Addendum attached

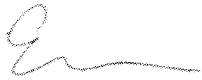
6. This policy incorporates by reference the endorsements selected below, if any, adopted by the American Land Title Association as of the Date of Policy:

- ☐ ALTA 4.1 Condominium— Current Assessments endorsement, if the Land or estate or interest is referred to in the Insured Mortgage as a condominium
- ☐ ALTA 5.1 Planned Unit Development—Current Assessments endorsement
- ☐ ALTA 6 Variable Rate Mortgage endorsement, if the Insured Mortgage contains provisions which provide for an adjustable interest rate
- ☐ ALTA 6.2 Variable Rate Mortgage—Negative Amortization endorsement, if the Insured Mortgage contains provisions which provide for both an adjustable interest rate and negative amortization
- ☐ ALTA 7 Manufactured Housing Unit endorsement, if a manufactured housing unit is located on the Land at the Date of Policy

- ☐ ALTA 7.1 Manufactured Housing—Conversion—Loan Policy endorsement
- ☒ ALTA 8.1 Environmental Protection Lien endorsement—Paragraph b refers to the following State statute(s):
- ☒ ALTA 9 Restrictions, Encroachments, Minerals—Loan Policy endorsement
- ☐ ALTA 14 Future Advance—Priority endorsement
- ☐ ALTA 14.3 Future Advance—Reverse Mortgage endorsement

SUBJECT TO THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B BELOW, AND ANY ADDENDUM ATTACHED HERETO, AMROCK TITLE INSURANCE COMPANY, A TEXAS CORPORATION, (THE "COMPANY"), HEREBY INSURES THE INSURED IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, EXCLUSIONS, AND CONDITIONS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION (ALTA) LOAN POLICY (07-01-2021), ALL OF WHICH ARE INCORPORATED HEREIN. ALL REFERENCES TO SCHEDULES A AND B REFER TO SCHEDULES A AND B OF THIS POLICY.

Countersigned by:



Authorized Signatory

SCHEDULE B**EXCEPTIONS FROM COVERAGE**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

Except to the extent set forth below, this policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses arising by reason of:

1. Those taxes and assessments that become due or payable subsequent to the Date of Policy. Exception 1 does not modify or limit the coverage provided in Covered Risk 11.b.
2. Covenants, conditions, restrictions, or limitations, if any, appearing in the Public Records; however, this policy insures against loss or damage arising from:
 - a. the violation of those covenants, conditions, restrictions, or limitations on or prior to the Date of Policy;
 - b. a forfeiture or reversion of Title from a violation at the Date of Policy of those covenants, conditions, restrictions, or limitations, including those relating to environmental protection; and
 - c. the invalidation, subordination, or other impairment of the lien of the Insured Mortgage because of a violation at the Date of Policy of any provisions in those covenants, conditions, restrictions, or limitations, including those relating to environmental protection.

As used in Exception 2.a., the words "covenants, conditions, restrictions, or limitations" do not refer to or include any covenant, condition, restriction, or limitation (i) relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or (ii) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances, except to the extent that an Enforcement Notice as of the Date of Policy identifies a violation or alleged violation affecting the Land and is not referenced in an Addendum attached to this policy.

3. Any easements or servitudes appearing in the Public Records; however, this policy insures against loss or damage arising from:
 - a. the encroachment, at the Date of Policy, of the improvements on any easement; and
 - b. any interference with or damage to existing improvements, including lawns, shrubbery, and trees, resulting from the use of the easements for the purposes granted or reserved.
4. Any lease, grant, exception, or reservation of minerals or mineral rights or other subsurface substances appearing in the Public Records; however, this policy insures against loss or damage arising from:
 - a. any effect on or impairment of the use of the Land for one-to-four family residential purposes by reason of such lease, grant, exception, or reservation of minerals or mineral rights or other subsurface substances; and
 - b. any damage to existing improvements, including lawns, shrubbery, and trees, resulting from the future exercise of any right to use the surface of the Land for the extraction or development of the minerals or mineral rights or other subsurface substances so leased, granted, excepted, or reserved.

Nothing herein insures against loss or damage resulting from contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

NOTICES, WHERE SENT: Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 5910 North Central Expressway, Suite 1445, Dallas, TX 75206.

**ADDENDUM
SHORT FORM RESIDENTIAL LOAN POLICY-CURRENT ASSESSMENTS
ONE-TO-FOUR FAMILY**

Policy Number: **LSFL-287509**

SCHEDULE B

(Continued)

In addition to the matters set forth in Schedule B of the policy to which this Addendum is attached, this policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of the following:

Notwithstanding anything contained herein to the contrary, the following coverages are hereby deleted from the Florida Form 9 endorsement attached hereto and by this reference made a part hereof: 1(b)(1), 1(b)(3), 1(b)(4). 3(a), 4 and 5.

FL Coastal Construction Control Line: The Coastal Construction Control Line, if any, affecting the Land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the Disclosure and Survey requirements pursuant to Section 161.57, Florida Statutes.

FL Mean High Water Line & Erosion Control Line: The policy does not insure title to any part of the Land lying seaward of the most inland of the: (a) the Mean High Water Line of the abutting body of water; or, (b) the Erosion Control Line, if any, established as to said land pursuant to Chapter 161, Florida Statutes.

FL Navigational Servitude: Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

FL Public Beach & Recreational Rights: The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.

FL Riparian Rights: Riparian Rights and/or Littoral Rights are not insured.

FL Sovereignty Rights: Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).

Assessments, if any, for Community Development Districts affecting said land which may exist by virtue of assessment maps or notices filed by said Districts.

This Commitment is subject to adherence of all Foreign Ownership restrictions as promulgated under State statute.

Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

EXHIBIT A - LEGAL DESCRIPTION

Policy Number: LSFL-287509

Order Number: 74236156

Loan Number: 3550979925

Tax Id Number(s): 0944147801

Land Situated in the County of Sarasota in the State of FL
LOT 1, BLOCK 1478, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.

Commonly known as: 5644 Buckboard St, North Port, FL, 34291



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

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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



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: 4/10/2025

PETITION NO: PVAC-25-00953

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, Block 1478, of the 30th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 14-14-A, of the Public Records of Sarasota County, Florida, also known as street address: 5644 Buckboard Street.

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 4/20/2025 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: 2025.04.10 12:27:47 -04'00'

Signature

574-808-8943

Phone No.

4/10/25

Date

Comcast

Name of Utility

Please email responses to dbrown@northportfl.gov

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Exhibit B to Resolution No. 2025-R-68
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: 4/10/2025

PETITION NO: PVAC-25-00953

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, Block 1478, of the 30th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 14-14-A, of the Public Records of Sarasota County, Florida, also known as street address: 5644 Buckboard Street.

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 4/20/2025 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: 2025.04.10 10:38:47 -04'00'

Signature

941.240.8180

Phone No.

4-10-2025

Date

North Port Fire Rescue

Name of Utility

Please email responses to dbrown@northportfl.gov

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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 to Resolution No. 2025-R-68
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: 4/10/2025

PETITION NO: PVAC-25-00953

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, Block 1478, of the 30th to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 14-14-A, of the Public Records of Sarasota County, Florida, also known as street address: 5644 Buckboard Street.

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 4/20/2025 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: 2025.04.10 15:11:02 -04'00'

Signature

941-423-4847

Phone No.

04/10/2025

Date

FPL

Name of Utility

Please email responses to dbrown@northportfl.gov

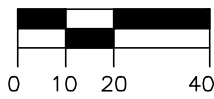
NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

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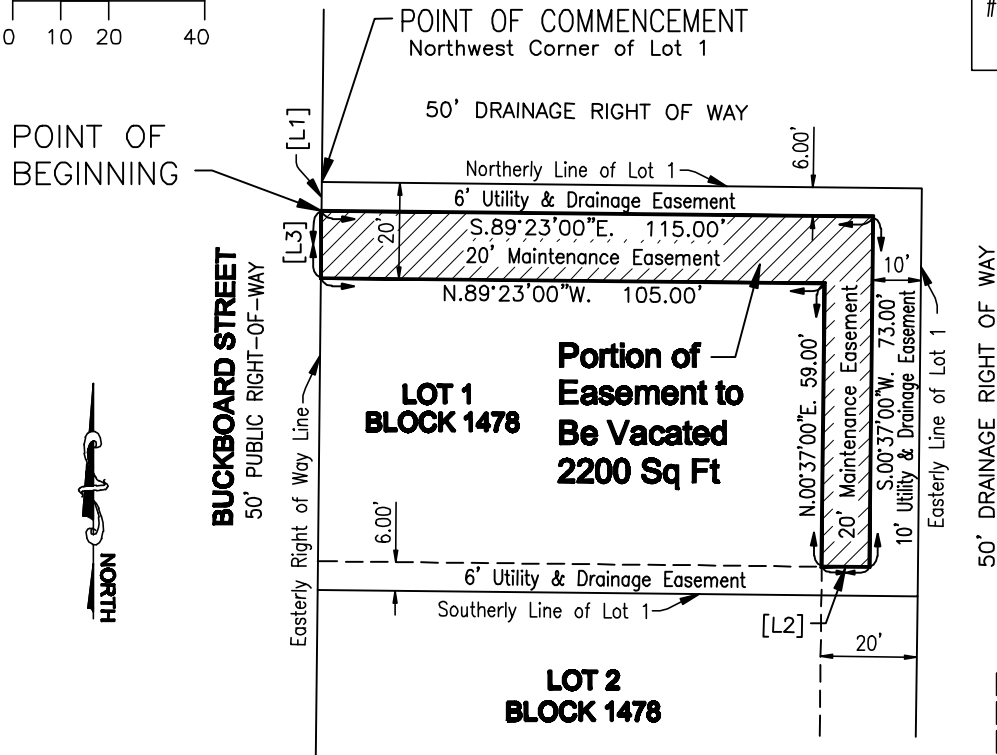
Sketch & Description for Partial Vacation of Easement

This is Not a Boundary Survey

SCALE 1" = 40'



Parcel #0944147801
#5644 Buckboard Street
North Port, FL 34291



LINE DATA

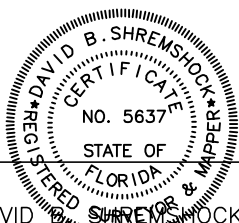
[L1] S.00°37'00"W. 6.00'
[L2] N.89°23'00"W. 10.00'
[L3] N.00°37'00"E. 14.00'

Description

A portion of a 20 foot wide Maintenance Easement lying over and across the Northerly and Easterly 20.00' of Lot 1, Block 1478, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Pages 14, 14-A through 14-Q, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 1; thence S.00°37'00"W. along the Easterly Right of Way Line of Buckboard Street (a 50' wide Public Right of Way), a distance of 6.00' to the Point of Beginning; thence N.89°23'00"E., along a line lying 6.00' Southerly of and parallel with the Northerly line of said Lot 1, a distance of 115.00'; thence S.00°37'00"W. along a line lying 10.00' Westerly of and parallel with the Easterly line of said Lot 1, a distance of 73.00'; thence N.89°23'00"W., along a line lying 6.00' Northerly of and parallel with the Southerly line of said Lot 1, a distance of 10.00'; thence, N.00°37'00"E. along a line lying 20.00' Westerly of and parallel with said Easterly line of Lot 1, a distance of 59.00'; thence, N.89°23'00"W, along a line lying 20.00' Southerly of and parallel with said Northerly line of Lot 1, a distance of 105.00', to the intersection with said Easterly Right of Way Line of Buckboard Street; thence N.00°37'00"E., along said Right of Way Line, a distance of 14.00' to the Point Beginning, and containing 2200 Square Feet, More or Less.

BY: _____ DATE: 11/20/2024



DAVID B. SHREMSHOCK
Registered Surveyor and Mapper
#5637 State of Florida

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHREMSHOCK SURVEYING, INC. LB #7747

Shremshock Surveying, Inc.
Land Surveyors
5265 Alamos Terr.
North Port, Florida 34288
ph. (941) 423-8875 fax (941) 423-4365
e-mail: shremshocksurveying@comcast.net



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: 7/16/2025

PETITION NO: PVAC-25-00953

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, Block 1478, of the 30th to the Port Charlotte Subdivision, according to Plat
 thereof recorded in Plat Book 15, Page 14-14-A, of the Public Records of Sarasota County, Florida,
 also known as street address: 5644 Buckboard Street.

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 7/25/2025 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

2908021

Phone No.

Date

07-16-25

NP UTILITIES

Name of Utility

Please email responses to fgangbo@northportfl.gov

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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



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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:

May only occupy 15' of 20' easement on the north property line.

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.

Anthony C. Payne
Signature

Date

Phone No.

Name of Utility

Please email responses to

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 Neighborhood Development Services
 4970 City Hall Boulevard
 North Port, FL 34286
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VACATION OF EASEMENT

DATE: 4/10/2025

PETITION NO: PVAC-25-00953

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, Block 1478, of the 30th to the Port Charlotte Subdivision, according to Plat
 thereof recorded in Plat Book 15, Page 14-14-A, of the Public Records of Sarasota County, Florida,
 also known as street address: 5644 Buckboard Street.

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 4/20/2025 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

240 8021

Phone No.

Date

04-11-25
NP UTILITIES

Name of Utility

Please email responses to dbrown@northportfl.gov

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

03/10/25

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

Acct#: 395956	Date: 03/10/25
	Ad Date: 03/14/25
	Class: 3138
	Ad ID: 3954933
	Ad Taker: MPRESCOTT
NOTICE OF ACTION/PUBLIC NOTICES	Sales Person: 200
23170 HARBORVIEW RD	Words: 112
PORT CHARLOTTE, FL 33980	Lines: 28
	Agate Lines: 31
Telephone: (941) 206-1028	Depth: 3.306
	Inserts: 2
	Description: Vacation of

NOTICE IS HEREBY GIVEN PURSUANT TO THE PROVISION OF SECTION 177, FLORIDA STATUTES, THAT JOSEPH SALERNO AND SHANNON SALERNO, THE PROPERTY OWNERS, INTEND TO PETITION THE CITY OF NORTH PORT TO VACATE A PORTION OF THE 20 FOOT SIDE DRAINAGE AND 20 FOOT PLATTED REAR DRAINAGE MAINTENANCE EASEMENT LOCATED ON LOT 1, BLOCK 1478, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 14, 14-A THROUGH 14-Q, 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. WE ARE REQUESTING APPROXIMATELY 2200 SQUARE FEET OF THE MAINTENANCE EASEMENT.

Other Charges:	\$150.00	Gross:	\$230.08
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	3.306	Amount Due:	\$230.08

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	03/14/25	03/21/25	2	\$230.08

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You !



Mike Moran
TAX COLLECTOR
Sarasota County, Florida



\$0.00
CHECK OUT



- Return
- New Search
- eBilling

Account Information

Account Number: 0944147801	Tax Type: Real Estate	Mailing Address: Salerno Joseph
Last Updated: 9/3/25	Property Address: 5644 Buckboard St 005	Salerno Shannon
		5644 Buckboard St North Port Fl
		34291-4666

Latest Tax Year Summary

- View Tax Bill Details
- View Assessment/Exemption Details
- Change Mailing Address

Tax Year: 2024	Exemptions: HX 25000,H2 25000	Millage Code: 0500	Escrow Code: 940000
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Legal Description:
LOT 1 BLK 1478 30TH ADD TO PORT CHARLOTTE

Tax Bills

Total Payable: \$0.00

2024
Paid

Taxes & Assessments

Status	Amount Due	Amount Due If Paid By Date	Paid
Paid	<div>\$4,696.76</div> <div>Gross Taxes: \$4,771.12</div> <div>Fees: \$0.00</div> <div>Interest: \$0.00</div> <div>Discount: -\$74.36</div>	<div>\$0.00</div> <div>3/31/25 \$0.00</div>	\$4,696.76

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2024	12/5/24	5007574.0001	\$4,696.76
2023	11/30/23	8059340.0001	\$4,573.54
2022	11/30/22	8065944.0001	\$4,082.76
2021	11/23/21	8062841.0001	\$1,766.81