

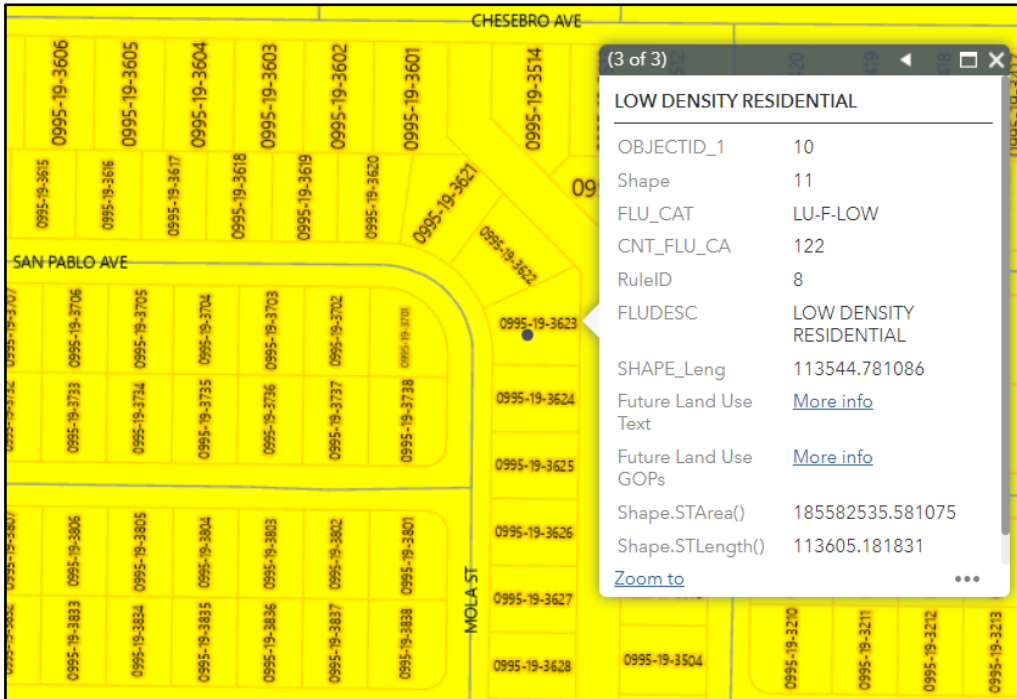


VAC-22-272
RESOLUTION 2023-R-33

CITY COMMISSION REGULAR MEETING
MAY 9, 2023

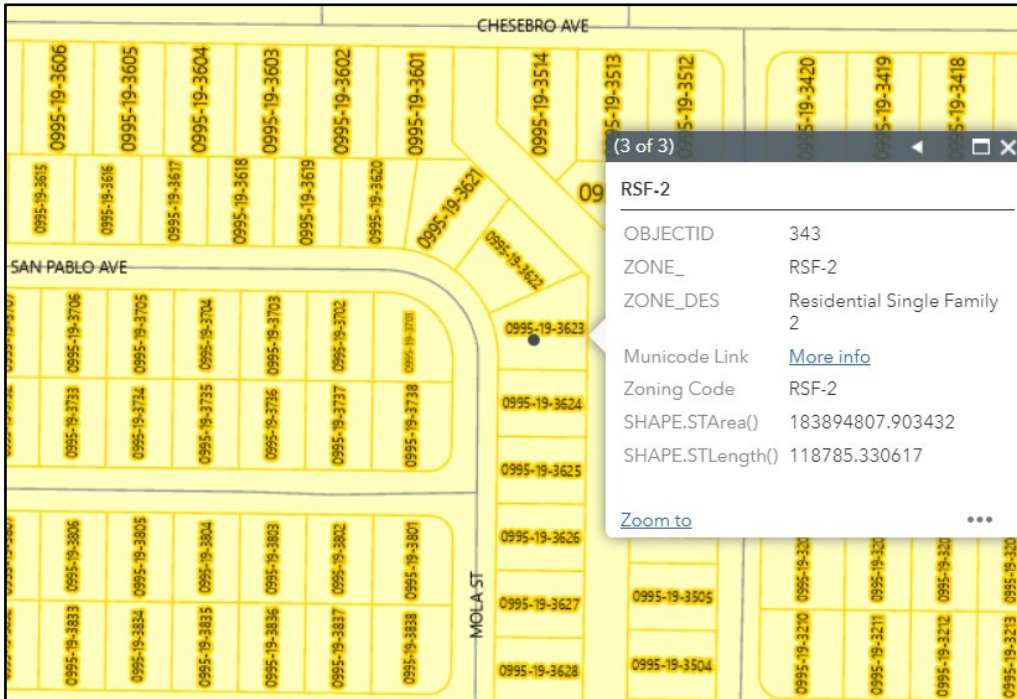
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OVERVIEW

Low Density Residential Future Land Use



OVERVIEW

Zoned Residential Single Family
(RSF-2)

REQUEST

Vacate 570.32 sq ft of rear 20' maintenance easement
Vacate 31.73 sq ft of rear 10' drainage & utility easement

EXHIBIT "A"

SKETCH OF DESCRIPTION FOR PARTIAL VACATION OF 20 FOOT MAINTENANCE EASEMENT

NOT A BOUNDARY SURVEY
A PORTION OF THE NE ONE-QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST

ABBREVIATIONS:
 SR STATE ROAD
 HWY HIGHWAY
 LB LICENSED BUSINESS SARASOTA COUNTY RECORDS
 ORB OFFICIAL RECORD BOOK
 PSM PROFESSIONAL SURVEYOR MAPPER
 RW RIGHT OF WAY
 PG PAGE
 POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING

LEGAL DESCRIPTION:
 A PORTION OF LOT 23, BLOCK 1936 AND A PORTION OF A 20 FOOT MAINTENANCE EASEMENT, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA, IN PLAT BOOK 16, PAGES 42, 42A THROUGH 42F, INCLUSIVE.
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 23, BLOCK 1936; THENCE NORTH 89°34'43" WEST ALONG THE SOUTH LINE OF SAID LOT 23, BLOCK 1936, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°25'17" EAST, A DISTANCE OF 17.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'17" EAST, A DISTANCE OF 59.46 FEET; THENCE NORTH 86°54'27" EAST, A DISTANCE OF 9.13 FEET; THENCE SOUTH 03°05'33" EAST, A DISTANCE OF 45.35 FEET; THENCE SOUTH 36°03'47" WEST, A DISTANCE OF 18.05 FEET; THENCE SOUTH 86°54'27" WEST, A DISTANCE OF 1.38 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE AND BEING IN SARASOTA COUNTY, FLORIDA AND CONTAINS 570.32 SQUARE FEET, MORE OR LESS.

NOTES:
 1. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE BEARING BASIS: THE SOUTH LINE OF LOT 23, BLK 1936, FORTY-FIRST ADD TO PORT CHARLOTTE SUB, S89°34'43"E PER PLAT BOOK 16, PAGES 42, 42A-42F, INCLUSIVE, SARASOTA COUNTY RECORDS.

PROJECT NO. 1000205090 SHEET 1 OF 1 (SKETCH OF DESCRIPTION) DRAWN BY: KDM

1547 PROSPERITY FARMS ROAD
WEST PALM BEACH, FL 33403
NexgenSurveying.com LB#8111

PH: 561.508.6272 FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

1547 PROSPERITY FARMS ROAD
WEST PALM BEACH, FL 33403
NexgenSurveying.com LB#8111

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EXHIBIT "B"

SKETCH OF DESCRIPTION FOR PARTIAL VACATION OF 10 FOOT UTILITY AND DRAINAGE EASEMENT

NOT A BOUNDARY SURVEY
A PORTION OF THE NE ONE-QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST

ABBREVIATIONS:
 SR STATE ROAD
 HWY HIGHWAY
 LB LICENSED BUSINESS SARASOTA COUNTY RECORDS
 ORB OFFICIAL RECORD BOOK
 PSM PROFESSIONAL SURVEYOR MAPPER
 RW RIGHT OF WAY
 PG PAGE
 POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING

LEGAL DESCRIPTION:
 A PORTION OF LOT 23, BLOCK 1936 AND A PORTION OF A 10 FOOT UTILITY AND DRAINAGE EASEMENT, FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA, IN PLAT BOOK 16, PAGES 42, 42A THROUGH 42F, INCLUSIVE.
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 23, BLOCK 1936; THENCE NORTH 89°34'43" WEST ALONG THE SOUTH LINE OF SAID LOT 23, BLOCK 1936, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°25'17" EAST, A DISTANCE OF 30.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°25'17" EAST, A DISTANCE OF 33.50 FEET; THENCE SOUTH 03°05'33" EAST, A DISTANCE OF 30.91 FEET; THENCE SOUTH 36°03'47" WEST, A DISTANCE OF 3.25 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE AND BEING IN SARASOTA COUNTY, FLORIDA AND CONTAINS 31.73 SQUARE FEET, MORE OR LESS.

NOTES:
 1. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE BEARING BASIS: THE SOUTH LINE OF LOT 23, BLK 1936, FORTY-FIRST ADD TO PORT CHARLOTTE SUB, S89°34'43"E PER PLAT BOOK 16, PAGES 42, 42A-42F, INCLUSIVE, SARASOTA COUNTY RECORDS.

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UTILITY AGENCY REVIEW

**CITY COMMISSION REGULAR MEETING
MAY 9, 2023**



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: March 10, 2023 PETITION NO: VAC-22-272

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 23, Block 1936, of the 41st Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 16, Page 42-42F, of the Public Records of Sarasota County, Florida, also known as street address: 3134 Mola Street, North Port, FL, 34287

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 March 20, 2023 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
Phone No.

Date
Name of Utility

Please email responses to nfossick@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

Utility Agency	Response
Amerigas	No objection
Comcast/Truenet Communications	Is granted
Florida Power and Light	Is granted
Frontier	Is granted
North Port Fire/Rescue	Is granted
North Port Public Works	Is granted
North Port Utilities	Is granted



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Intent City of North Port,
Sarasota County, Florida

To Whom It May Concern:

Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes, that Miroslaw Czekanski, the property owner, intends to petition the City of North Port to vacate a portion of the 10-foot platted rear utility and drainage easement and a portion of the 20-foot platted rear maintenance easement located on Lot 23, Block 1936, Forty-First addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 16, Pages 42, 42A through 42F, inclusive, of the Public Records of Sarasota County, Florida.

March 31; April 7, 2023

23-00703S

COMPLIANCE

**Notice of Intent published twice –
March 31, 2023
April 7, 2023**



COMPLIANCE

**Resolution 2023-R-33
was reviewed and approved by the
City Attorney's Office**

COMPLIANCE

Staff found the petition in compliance with the State Statutes, the Comprehensive Plan, and the ULDC:

- **Published notices of intents in two weekly issues**
- **Provided proof of payment of taxes**
- **Provided proof of ownership of property**



**At their April 20th meeting, the
Planning & Zoning Advisory Board
recommended approval of**

VAC-22-272

to the North Port City Commission



**Staff recommends that the
City Commission approve**

RESOLUTION 2023-R-33

to the North Port City Commission