



STAFF REPORT

Vacation of Easement

(Petition No. PVAC-25-02530)

Resolution No. 2026-R-07

From: Adriana Silva, Planner II

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: February 10, 2026



PROJECT:	PVAC-25-02530, Vacation of Easement
REQUEST:	Vacate platted rear 10-foot utility and drainage easement ($\pm 4,860$ SQ. FT) located between Lots 12,13 & Tract "J" Block 1492 of the 30 th Addition to the Port Charlotte Subdivision.
APPLICANT:	Paul Minotto (Exhibit A – Affidavit and Warranty Deed)
OWNERS:	Paul Minotto (Exhibit A – Affidavit and Warranty Deed)
LOCATION:	0953149212 (2026 Parcel)
PROPERTY SIZE:	± 1.70 acres
ZONING:	Residential, Low (R-1)

III. REVIEW PROCESS

The following agencies have reviewed the request to vacate the platted 10-foot side utility and drainage easements and, through written response, have granted their approval or approval with conditions. (**Exhibit C - Notification to Utility agencies and responses**).

Utility Review Summary	
Agency	Response
Amerigas	None
Comcast/Truenet Communications	None
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
If a Utility Agency does not respond within 10 days of notification the vacation of easement request is deemed uncontested.	

Conclusion

Based on the responses received, the request to vacate the platted 10-foot side Utility and Drainage 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 2026-R-07 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 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 the platted 10-foot side utility and drainage easements by publishing a legal notice in the Charlotte Sun newspaper for two consecutive weeks. (**Exhibit D - Notice of Intent**). Additionally, the applicants provided the City of North Port Planning and Zoning Division, an application to request a vacation of platted utility and drainage easements, a Publisher's Affidavit, certification that taxes have been paid, and all other requisite documents (**Exhibit E - Certification that all applicable taxes have been 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-25-02530 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, Sec. 2.2.17 allows for a vacation of platted easements provided that platted easements shall be vacated in accordance with 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 VAC-25-02530 relative to ULDC Chapter 2 Development Review. Pursuant to the provisions in Florida Statutes Chapter 177.101, the property owner filed a notice of intent to apply to the City of North Port Planning & Zoning Division for two (2) weekly issues of the Charlotte Sun. Additionally, the applicant provided to the City of North Port Planning and Zoning Division, an application to request a vacation of the platted 10-foot side utility and drainage easements, a Publisher's Affidavit, certification that 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-25-02530 is consistent with Chapter 2 of the ULDC.

V. RECOMMENDED ACTION

CITY COMMISSION

Recommended Action

Option 1: Approve Resolution No. 2026-R-07 as presented.

City Commission Options

Option 1: Approve Resolution No. 2026-R-07 as presented.

- Pros: The vacation brings the subject property into compliance with the Unified Land Development Code (ULDC).
- Cons: The comprehensive staff analysis concluded that there are no identifiable drawbacks to the approval of Resolution No. 2026-R-07.

Option 2: Deny Resolution No. 2026-R-07.

- Pros: The easements will remain as platted, consistent with the area.
- Cons: The property will remain in violation of the ULDC and required easements. The burden of zoning non-compliance for the property owner persists.

VI. EXHIBITS

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

VII. PUBLIC HEARING SCHEDULE

City Commission Public Hearing	February 10, 2026 10:00 AM or as soon thereafter
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025054237 2 PG(S)

4/9/2025 12:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3323489



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$114.10

File No.: 254234-95

WARRANTY DEED

This indenture made on ⁹April 21, 2025 by Robert D. Bailey and Edie M. Bailey AKA Edith Marie Bailey, husband and wife, whose address is: 6558 Johnson Circle, Flowery Branch, GA 30342 hereinafter called the "grantor", to Paul Minotto, a married man, whose address is: 6395 North Biscayne Dr, North Port, FL 34291, 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 12, Block 1492, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 14 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0953149212

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 2024.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023130780 2 PG(S)

8/21/2023 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3074969

Doc Stamp-Deed: \$406.00

Prepared by and return to:

Cindy Petzel
Lyons Title & Trust
2559 North Toledo Blade Boulevard
Suite 3
North Port, FL 34289
(941) 876-3155
File No 23-3689-2

Parcel Identification No 0953149217

[Space Above This Line For Recording Date]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 11th day of August, 2023 between Charlotte Sarasota Holdings LLP, a Florida limited liability partnership, whose post office address is 10090 McGregor Boulevard, Fort Myers, FL 33919, Grantor, to Paul Minotto, a single man, whose post office address is 6306 North Biscayne Drive, North Port, FL 34291, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Tract J, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Pages 14, 14A through 14Q, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025041531 2 PG(S)**

3/18/2025 1:34 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

CSC

Receipt # 3312642

After Recording Return to:
Ashley Seger
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134

Doc Stamp-Deed: \$91.00

This Instrument Prepared by:
Ashley Seger
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0953149213
File No.: 2555525

WARRANTY DEED

This Warranty Deed, Made the 13th day of March, 2025, by Robert Fox, Individually and as Successor Trustee of The Sheila C. Fox Living Trust dated June 16, 2016, whose post office address is: 17 Woodcock Lane, Westport, CT 06880, hereinafter called the "Grantor", to Paul Minotto, a married man, whose post office address is: 6395 N Biscayne Dr, North Port, FL 34291, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirteen Thousand Dollars and No Cents (\$13,000.00)** 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 13, Block 1492, of Thirtieth Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, as recorded in Plat Book 15, Page 14, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Prepared by: Paul Minotto 6395 N Biscayne Dr. North Port, Florida 34291 941-504-7994

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 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 owns the following properties in fee simple:

Lot 13 Block 1492 , 30th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15 , Page 14 of the Public records of Sarasota County, Florida.

Lot 12 Block 1492 , 30th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15 , Page 14 of the Public records of Sarasota County, Florida.

Lot Tract J Near Block 1492 , 30th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 15 , Page 14, 14A through 14Q of the Public records of Sarasota County, Florida.

Parcel Identification numbers:

0953149213	Section 09	Township 39S	Range 21E	Burnside St
0953149212	Section 09	Township 39S	Range 21E	Rentscher Ave
0953149217	Section 09	Township 39S	Range 21E	Hornbuckle Blvd

- 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.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025071897 2 PG(S)
May 09, 2025 01:30:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



DECLARATION OF UNITY OF TITLE

Exhibit B to resolution No. 2026-R-07

Prepared by:

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 May 9, 2025. PREPARED BY: Paul Minotto

Alize Seythouwer
Witness Signature
Alize Seythouwer
Witness Name

Paul Minotto
Property Owner Signature
Paul Minotto
Property Owner Name

Witness Address 4970 City Hall Blvd. North Port 34286

2nd Property Owner Signature

Kyle Hoffman
Witness Signature
Kyle Hoffman
Witness Name

Property Owner Name

Witness Address 4970 City Hall Blvd. North Port 34286

ACKNOWLEDGEMENT (FOR INDIVIDUAL PROPERTY OWNERS)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of May 2025, by Paul Minotto and N/A.

Jacqueline Waterhouse
Notary Public

Personally Known OR Produced Identification
Type of Identification Produced DL
Type of Identification Produced _____



JACQUELINE WATERHOUSE
Notary Public
State of Florida
Comm# HH227663
Expires 2/10/2026

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: 9/12/2025

PETITION NO: PVAC-25-02530

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 12 & 13, Block 1492, of the THIRTIETH ADDITION to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 14, 14A to 14Q, of the Public Records of Sarasota County, Florida, also known as street address: RENTSCHER AVE NORTH PORT, FL, 34291

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 10/30/2025 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
Phone No.

Date
Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.GO'

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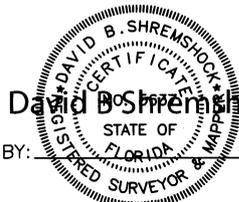
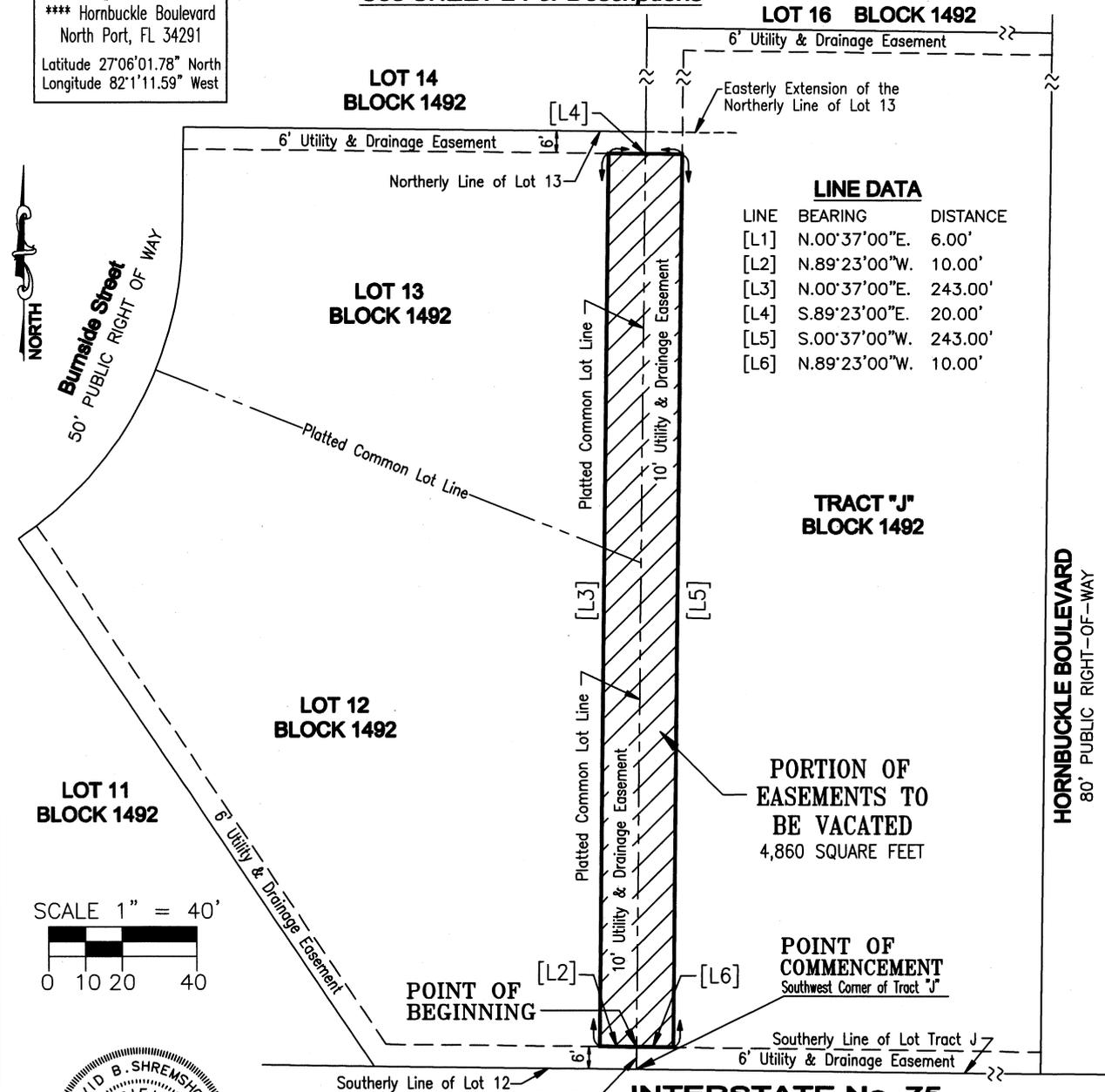
Sketch & Description for Vacation of Easement

This is Not a Boundary Survey

See SHEET 2 For Descriptions

SHEET 1 OF 2

PARCEL #0953-14-9212
 **** Hornbuckle Boulevard
 North Port, FL 34291
 Latitude 27°06'01.78" North
 Longitude 82°1'11.59" West



David B. Shremshock
 Registered Surveyor and Mapper
 #5637 State of Florida
 SHREMSHOCK SURVEYING, INC. LB #7747

Digitally signed by David B Shremshock
 Date: 2025.09.11 08:38:43 -04'00'
 DATE: 9/11/25
 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.

INTERSTATE No. 75
 LIMITED ACCESS RIGHT OF WAY
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

Sketch & Description for Vacation of Easement

This is Not a Boundary Survey

SHEET 2 OF 2

PARCEL #0953-14-9212
**** Hornbuckle Boulevard
North Port, FL 34291
Latitude 27°06'01.78" North
Longitude 82°1'11.59" West

See SHEET 1 For Sketch

Description

A portion of the 10 foot wide Utility & Drainage Easements lying over and across the Westerly 10.00' of Tract "J" and the Easterly 10.00' of Lots 12 & 13, Block 1492, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 15, Pages 14, 14A to 14Q, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Tract "J"; thence, N.00°37'00"E., along the common lot line between said Tract "J" & Lot 12, a distance of 6.00' to the Point of Beginning; thence N.89°23'00"W., along a line lying 6.00' Northerly of and parallel with the Southerly Line of said Lot 12, a distance of 10.00'; thence, N.00°37'00"E., along a line lying 10.00' Westerly of and parallel with said platted common lot line between Tract "J" & Lots 12 & 13, a distance of 243.00' to the intersection with a line lying 6.00' Southerly of and parallel with the Northerly line of said Lot 13; thence, S.89°23'00"E., along said line lying 6.00' Southerly of and parallel with the Northerly line of Lot 13 and Easterly extension thereof, a distance of 20.00' to the intersection with a line lying 10.00' Easterly of and parallel with said common lot line between Tract "J" & Lot 13; thence, S.00°37'00"W., along said line lying 10.00' Easterly of and parallel with the common lot line between Tract "J" & Lots 12 & 13, a distance of 243.00' to the intersection with a line lying 6.00' Northerly of and parallel with the Southerly line of said Tract "J"; thence N.89°23'00"W., along said line lying 6.00' Northerly of and parallel with the Southerly Line of Tract "J", a distance of 10.00' to the Point of Beginning, and containing 4,860 Square Feet, More or Less.

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: 9/12/2025

PETITION NO: PVAC-25-02530

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

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The vacation of the easement (Please check the appropriate response)

[checked] 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 9/22/2025 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: 2025.09.12 13:55:10 -04'00'

Signature

941-423-4847

Phone No.

09/12/2025

Date

FPL

Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.GO'

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VACATION OF EASEMENT

DATE: 9/12/2025

PETITION NO: PVAC-25-02530

TO:

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Amerigas
Florida Power and Light
Planning & Zoning

North Port Utilities
Comcast Cable/Truenet Communications Mike Little,
Frontier Communications
Fire/Rescue

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The vacation of the easement (Please check the appropriate response)

[checked] 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 10/30/2025 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: 2025.10.20 11:58:01 -04'00'
Signature
Christopher Plank
Phone No.

10/20/25
Date
Comcast
Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.GO'

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North Port Public Works
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[checked] 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 9/22/2025 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.

Stephen A Waidley
Signature
(941) 266-9218
Phone No.

9/12/2025
Date
Frontier Florida LLC
Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.GO'

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If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, 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: 9/12/2025

PETITION NO: PVAC-25-02530

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 12 & 13, Block 1492, of the THIRTIETH ADDITION to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 15, Page 14, 14A to 14Q, of the Public Records of Sarasota County, Florida, also known as street address: RENTSCHER AVE NORTH PORT, FL, 34291

The vacation of the easement (Please check the appropriate response)

[checked] 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 9/22/2025 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: 2025.09.15 14:54:47 -04'00'
Signature
941.240.8180
Phone No.

9-15-2025
Date
North Port Fire Rescue
Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.GO'

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Please respond by 9/22/2025 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.

Michael Vork
Digitally signed by Michael Vork
Date: 2025.09.22 08:35:27 -04'00'
Signature
941-240-8069
Phone No.

9/22/2025
Date
PW ENGINEERING
Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.GO'

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VACATION OF EASEMENT

DATE: 9/12/2025

PETITION NO: PVAC-25-02530

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

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The vacation of the easement **(Please check the appropriate response)**

Is Granted Is not Granted Is Granted with Conditions

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Please respond by 9/22/2025 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]
Signature

270 8021
Phone No.

09-15-25
Date

NP UTILITIES
Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.GOV

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Notice is hereby given pursuant to the provision of section 177, Florida statutes, that Paul Minotto, the property owner, intends to petition the City of North Port to vacate the entire drainage and utility easement located between Lots 12 , 13 & Tract J Block 1492 30th addition to Port Charlotte subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 15, Pages14, 14A to 14Q 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
Publish: 11/14/25, 11/21/25
395956 3975215

PUBLISHER’S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

11/14/25, 11/21/25

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 21st day of November, 2025

(Signature of Notary Public)



Personally known X OR Produced Identification



Home Quick Search Advanced Search Tangible Search Feedback

Property Record Information for 0953149212

Map

Print Summary

2025 TRIM

2025 Record Card

Tax Bill

Account #/Parcel ID

View Another Parcel

Ownership:
MINOTTO PAUL
6395 N BISCAYNE DR, NORTH PORT, FL, 34291-4018
[View map location](#)
Situs Address:
RENTSCHER AVE, NORTH PORT, FL, 34291

Land Area: 75,096 Sq. Ft.
Municipality: City of North Port
Subdivision: 1584 - PORT CHARLOTTE SUB 30
Property Use: 0000 - Residential vacant site
Status: OPEN - CURRENT ROLL PENDING
Sec/Twp/Rge: 09-39S-21E
Census: 121150027442
Zoning: R1 - RESIDENTIAL LOW
Total Living Units: 0

Parcel Description: LOTS 17, 11 & 10; BLOC T 3, BLOC 1 & 2, 30TH ADD TO PORT CHARLOTTE SUB 30 UNIT 08; TITLE DESC IN ORI 2025071897, RE INV S&C; LANDS DESC IN ORI 2023130780, 2025054237 & 2025041531

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$16,300	\$0	\$0	\$16,300	\$8,214	\$0	\$8,214	\$8,086
2024	\$15,900	\$0	\$0	\$15,900	\$7,467	\$0	\$7,467	\$8,433
2023	\$16,000	\$0	\$0	\$16,000	\$6,788	\$0	\$6,788	\$9,217
2022	\$17,300	\$0	\$0	\$17,300	\$6,171	\$0	\$6,171	\$11,129
2021	\$5,900	\$0	\$0	\$5,900	\$5,610	\$0	\$5,610	\$290
2020	\$5,100	\$0	\$0	\$5,100	\$5,100	\$0	\$5,100	\$0
2019	\$5,500	\$0	\$0	\$5,500	\$4,685	\$0	\$4,685	\$815
2018	\$5,400	\$0	\$0	\$5,400	\$4,259	\$0	\$4,259	\$1,141
2017	\$5,300	\$0	\$0	\$5,300	\$3,872	\$0	\$3,872	\$1,428
2016	\$4,400	\$0	\$0	\$4,400	\$3,520	\$0	\$3,520	\$880

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel

Sales & Transfers

[View Qualification Codes](#) [View Instrument Types](#)

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/9/2025	\$16,300	2025054237	37	BAILEY EDIE M	WD
7/25/2000	\$14,400	2000111884	15	NATIONSBANK OF FL NA,	TR
11/1/1983	\$100	22757218	11		WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 10/16/2025

FEMA Flood Zone Information provided by Sarasota County Government

Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

FIRM Panel	Floodway	SIHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA
0376F	OUT	OUT	X	170779		OUT
0376F	OUT	OUT	X500	120779		OUT

** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SIHAs with federally backed mortgages
FEMA Flood Zone Data provided by Sarasota County Government as of 10/13/2025
For general questions regarding the flood map, call (941) 861-5800.

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Sarasota County Property Appraiser | P.O. Box 1861 | 8700 Park Plaza | Sarasota, FL 34237

Exhibit E to resolution No. 2026-R-07

10/17/25, 11:44 AM

Property Tax Account

2017	4/18/18	5547789.0001	\$383.45
2016	3/31/17	5541896.0001	\$349.95
2015	2/26/16	5532886.0001	\$342.04
2014	4/2/15	5536954.0001	\$363.01
2013	5/21/14	5535362.0001	\$353.66

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