



STAFF REPORT

2465 SALMISTA TER
(Petition No. PVAC-25-02921)
Resolution No. 2025-R-83

From: Adriana Silva, Planner II

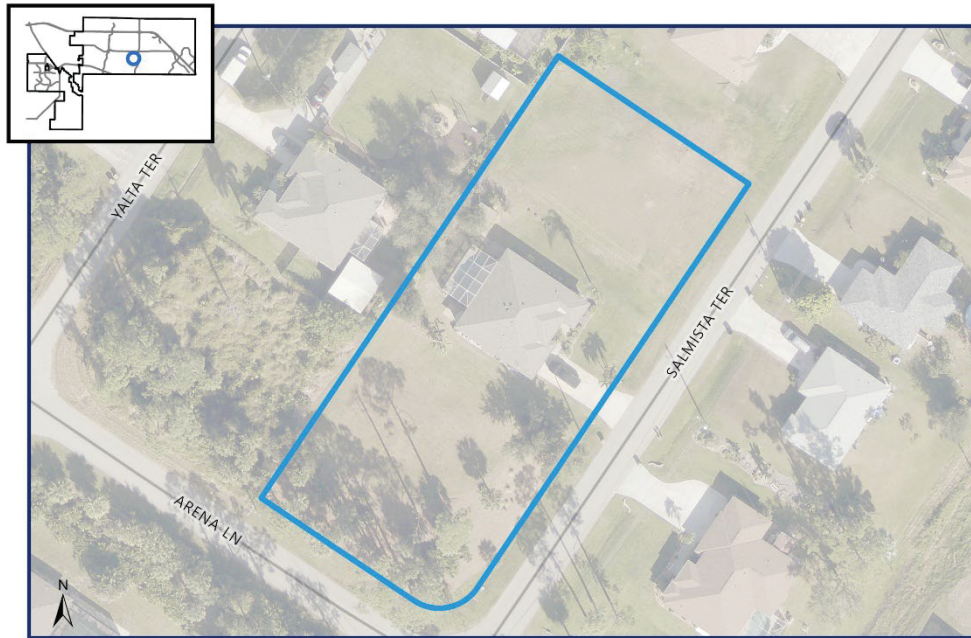
Thru: Lori Barnes, AICP, CPM, Development Services Deputy Director

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: October 28th, 2025



PROJECT: PVAC-25-02921, Vacation of Easement

REQUEST: Vacate two platted 6-foot side utility and drainage easements located on Lots 12, 13 and 14, Block 235, 8th Addition to the Port Charlotte Subdivision

APPLICANT: Ronald L. Cross and Christine Cross (**Exhibit A, Warranty Deed and Affidavit**)

OWNERS: Ronald L. Cross and Christine Cross

LOCATION: 0985023513, 2465 SALMISTA TER

PROPERTY SIZE: ± 0.83 acres

ZONING: Residential, Low (R-1)

I. BACKGROUND

On July 28, 2025, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation for two platted 6-foot side utility and drainage easements located on Lots 12, 13 and 14, Block 235, 8th Addition to the Port Charlotte Subdivision. The purpose of this application is for flexibility of use for the property owner on the combined lots. The platted six-foot (6') side utility and drainage easement to be vacated encompass approximately 2,640 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

Ronald L. and Christine Cross are requesting a vacation of $\pm 2,640$ square feet of two platted 6-foot side utility and drainage easements located on Lots 12, 13 and 14 for flexibility of use for the property owner on the combined lots.

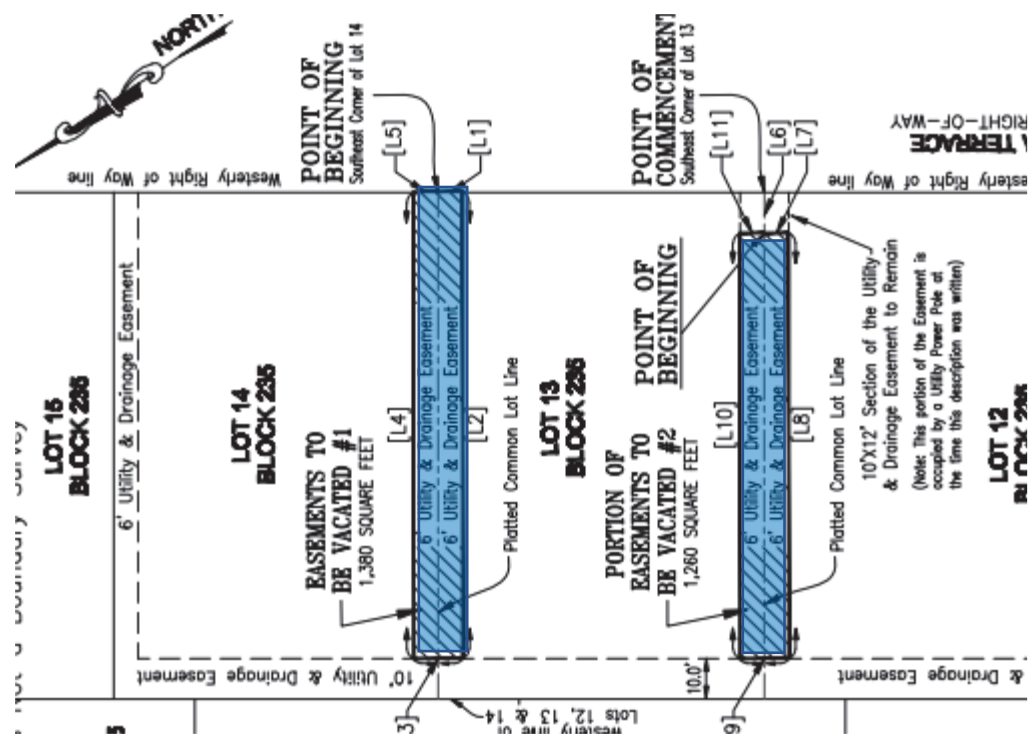


Figure 1. Area of easement to be vacated.

III. REVIEW PROCESS

The following agencies have reviewed the request to vacation for the platted 6-foot side utility and drainage easements 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	Approved
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.

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 will provide a notice of intent to petition the City of North Port to vacate a portion of the platted 6-foot side utility and drainage easements by publishing on October 20 and 27th, 2025 a legal notice in The North Port Sun newspaper for two weekly issues. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request vacation for the platted 6-foot side utility and drainage easements, a Publisher's Affidavit, certification that all applicable taxes have been paid, and all other requisite documents (**Exhibit C — 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-25-02921 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-25-02921 relative to ULDC Section 2.2.17. Vacations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the property owners will 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 North Port Sun newspaper. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of platted 6-foot side utility and drainage 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-25-02921 is consistent with Chapter 2 of the ULDC.

V. RECOMMENDED MOTION

CITY COMMISSION

Recommended Action

Option 1: Adopt Resolution No. 2025-R-83 as presented.

City Commission Options

Option 1: Adopt Resolution No. 2025-R-83 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. 2025-R-83.

Option 2: Deny Resolution No. 2025-R-83.

- Pros: The easement 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.

VIII. EXHIBITS

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

IX. PUBLIC HEARING SCHEDULE

City Commission Public Hearing	October 28th, 2025 6:00 PM or as soon thereafter
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100 ready
Prepared by/Return to:
Cemo Title Services, LLC
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

Doc. Stamps - \$70.00
PID No. 0985023512

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018029476 1 PG(S)
March 07, 2018 01:20:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$70.00



WARRANTY DEED

This Indenture, made on March 5, 2018 by JERILYN CHARLANN SCHABACKER, Individually and Sole Surviving Trustee under the SCHABACKER LIVING TRUST DATED APRIL 19, 1996, whose post office address is: 1751 W. Linda Lane, Chandler, Arizona 85224, hereinafter called the GRANTOR, to RONALD L. CROSS and CHRISTINE A. CROSS, husband and wife, whose post office address is: 2465 Salmista Terrace, North Port, Florida 34286, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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, viz:

Lot 12, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 12, Page 20, 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. Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in the presence of:

SCHABACKER LIVING TRUST DATED APRIL 19, 1996

1st Witness Signature: *Darren L. Richardson*

Printed Name: Darren L. Richardson

Jerilyn Charlann Schabacker

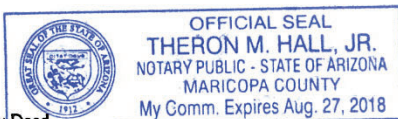
JERILYN CHARLANN SCHABACKER,
Individually and as Sole Surviving Trustee

2nd Witness Signature: *Kathy Mitchell*

Printed Name: Kathy Mitchell

STATE OF ARIZONA
COUNTY OF maricopa

The foregoing instrument was acknowledged before me this 5 day of March, 2018, by JERILYN CHARLANN SCHABACKER Individually and as Sole Surviving Trustee under the SCHABACKER LIVING TRUST DATED APRIL 19, 1996 who has produced Arizona Driver's License as identification.



Warranty Deed

Theron M. Hall, Jr.
Notary Public

After Recording Return to:

Ranee Polis

Stewart Title Company

18501 Murdock Circle, Suite 101

Port Charlotte, FL 33948

This Instrument Prepared by:

Ranee Polis

Stewart Title Company

18501 Murdock Circle, Suite 101

Port Charlotte, FL 33948

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

This document has been E-Recorded by

stewart titleIn the Public Records of Sarasota County FloridaDate: 2/28/14 Time: 2:25 pmas Instrument #: 201423185

in OR Book: _____ Page: _____

Property Appraisers Parcel I.D. (Folio) Number(s):

0985023513, 0985023513, and 0985023513

File No.: 01206-17393

WARRANTY DEED

This Warranty Deed, Made the 28 day of February 2014, by Julie Ann Matasek, an unmarried woman, whose post office address is: 2465 Salmista Terrace, North Port, FL 34286-6738, hereinafter called the "Grantor", to Ronald L. Cross and Christine A. Cross, husband and wife, whose post office address is: 2465 Salmista Terrace, North Port, FL 34286-6738, hereinafter called the "Grantee".
10110 Little Creek Road, Charlotte NC 28227

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Seventy Six Thousand Dollars and No Cents (\$176,000.00)** 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 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).

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 1/1/14, 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.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: Ranee Polis

Julie Ann Matasek

Witness Signature: _____

Printed Name: Michelle Henry

State of Florida

County of Charlotte

The foregoing instrument was acknowledged before me this 28 day of February 2014, by Julie Ann Matasek, who is/are personally known to me or has/have produced drivers license (s) as identification

Notary Public Signature _____

Printed Name: Ranee Polis

My Commission Expires: _____
(SEAL)

✓ Prepared by/Return to:
 Cemo Title Services, LLC
 1000 South Tamiami Trail
 Venice, Florida 34285
 (tel) 941-485-1110
 (fax) 941-237-4977

Doc Stamps \$42.00
 PID #0985023514

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2018006261 2 PG(S)
 January 16, 2018 03:00:24 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FL

Doc Stamp-Deed \$42.00



WARRANTY DEED

This Indenture, made on January 16, 2018, by **R. ANDREW KISSEBERTH and CARYN KISSEBERTH, husband and wife**, whose post office address is: 2431 Salmista Terrace, North Port, Florida 34286, hereinafter called the GRANTOR, to **RONALD L. CROSS and CHRISTINE A. CROSS, husband and wife**, whose post office address is: 2465 Salmista Terrace, North Port, Florida 34286, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of TEN DOLLARS, 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**, viz:

Lot 14, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE, a subdivision according to the plat thereof recorded at Plat Book 12, Page 20, in the Public Records of Sarasota County, Florida.

Said property is vacant land.

The property is not the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida.

Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first written above.

Signed, sealed and delivered in the presence of:

1st Witness Signature: April Grevstad

Printed Name: APRIL GREVSTAD

2nd Witness Signature: Mitzi Grevstad

Printed Name: Mitzi Grevstad

STATE OF FLORIDA
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of January, 2018, by R. ANDREW KISSEBERTH who has produced Florida D.L. as identification.

Warranty Deed

Notary Public

Mitzi Grevstad

FF 129357

Exp 7-27-18

1st Witness Signature: April Greustad Caryl Kisseberth
Printed Name: APRIL GREUSTAD CARYN KISSEBERTH

2nd Witness Signature: Mitzi Couroual
Printed Name: Mitzi Couroual

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of January, 2018, by CARYN KISSEBERTH who has produced Florida DL as identification.



Mitzi Couroual
Notary Public
Mitzi Couroual
FF 129357
Exp 7-27-18



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: 9/11/2025

PETITION NO: PVAC-25-02921

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 & 14, Block 235, of the Eighth to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 12, Page 20, 20A to 20BB, of the Public Records of Sarasota County, Florida, also known as street address: 2465 Salmista Ter, North Port, FL 34286.

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 9/21/2025 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

Date

Phone No.

Name of Utility

Please e-mail responses to

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Sketch & Description for Vacation of Easement

This is Not a Boundary Survey

Parcel #0985-02-3513
2465 Salmista Terrace
Port Charlotte, FL 33981
Latitude 27°03'26.8" North
Longitude 82°09'56.1" West

**LOT 8
BLOCK 235**

**LOT 15
BLOCK 235**

6' Utility & Drainage Easement

**LOT 14
BLOCK 235**

**LOT 9
BLOCK 235**

**EASEMENTS TO
BE VACATED #1**
1,380 SQUARE FEET

**POINT OF
BEGINNING**
Southeast Corner of Lot 14

LINE DATA "VAC #1"

LINE	BEARING	DISTANCE
[L1]	S.33°43'18"W.	6.00'
[L2]	N.56°16'42"W.	115.00'
[L3]	N.33°43'18"E.	12.00'
[L4]	S.56°16'42"E.	115.00'
[L5]	S.33°43'18"W.	6.00'

Westerly line of
Lots 12, 13 & 14

6' Utility & Drainage Easement
6' Utility & Drainage Easement

Platted Common Lot Line

**LOT 13
BLOCK 235**

**PORTION OF
EASEMENTS TO
BE VACATED #2**
1,260 SQUARE FEET

**POINT OF
BEGINNING**

**POINT OF
COMMENCEMENT**
Southeast Corner of Lot 13

**LOT 10
BLOCK 235**

10.0'

LINE DATA "VAC #2"

LINE	BEARING	DISTANCE
[L6]	N.56°16'42"W.	10.00'
[L7]	S.33°43'18"W.	6.00'
[L8]	N.56°16'42"W.	105.00'
[L9]	N.33°43'18"E.	12.00'
[L10]	S.56°16'42"E.	105.00'
[L11]	S.33°43'18"W.	6.00'

[L9]

6' Utility & Drainage Easement
6' Utility & Drainage Easement

Platted Common Lot Line

10'X12' Section of the Utility
& Drainage Easement to Remain

(Note: This portion of the Easement is
occupied by a Utility Power Pole at
the time this description was written)

**LOT 12
BLOCK 235**

See SHEET 2 For Descriptions

SCALE 1" = 40'



**LOT 11
BLOCK 235**

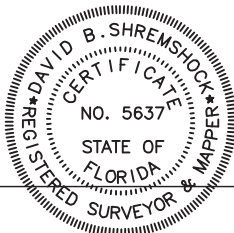
10' Utility & Drainage Easement

Westerly Right of Way line

SALMISTA TERRACE
50' PUBLIC RIGHT-OF-WAY

ARENA LANE

50' PUBLIC RIGHT-OF-WAY



BY: _____ DATE: 7/25/25

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

SHREMSHOCK SURVEYING, INC. LB #7747

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.

SHEET 1 OF 2

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

Parcel #0985-02-3513
2465 Salmista Terrace
Port Charlotte, FL 33981
Latitude 27°03'26.8" North
Longitude 82°09'56.1" West

Description of Easement Vacation #1

All of the 6 foot wide Utility & Drainage Easements lying over and across the Northerly 6.00' of Lot 13 and the Southerly 6.00' of Lot 14, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 14; thence S.33°43'18"W. along the Westerly Right of Way line of Salmista Terrace (a 50' wide Public Right of Way), a distance of 6.00'; thence, N.56°16'42"W., along a line lying 6.00' Southerly of and parallel with the platted common lot line between said lots 13 & 14, a distance of 115.00' to the intersection with a line lying 10.00' Easterly of and parallel with the Westerly line of said Lots 13 & 14; thence, N.33°43'18"E., along said line lying 10.00' Easterly of and parallel with the Westerly line of Lots 13 & 14, a distance of 12.00'; thence, S.56°16'42"E., along a line lying 6.00' Northerly of and parallel with said platted common lot line between lots 13 & 14, a distance of 115.00' to the intersection with said Westerly Right of Way line of Salmista Terrace; thence, S.33°43'18"W., along said Westerly Right of Way line of Salmista Terrace, a distance of 6.00' to the Point of Beginning, and containing 1,380 Square Feet, More or Less.

Description of Easement Vacation #2

A portion of the 6 foot wide Utility & Drainage Easements lying over and across the Northerly 6.00' of Lot 12 and the Southerly 6.00' of Lot 13, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of said Lot 13; thence, N.56°16'42"W., along the common lot line between said Lots 12 & 13, a distance of 10.00' to the Point of Beginning; thence S.33°43'18"W., along a line lying 10.00' Westerly of and parallel with the Westerly Right of Way line of Salmista Terrace (a 50' wide Public Right of Way), a distance of 6.00'; thence, N.56°16'42"W., along a line lying 6.00' Southerly of and parallel with the platted common lot line between said lots 12 & 13, a distance of 105.00' to the intersection with a line lying 10.00' Easterly of and parallel with the Westerly line of said Lots 12 & 13; thence, N.33°43'18"E., along said line lying 10.00' Easterly of and parallel with the Westerly line of Lots 12 & 13, a distance of 12.00'; thence, S.56°16'42"E., along a line lying 6.00' Northerly of and parallel with said platted common lot line between lots 12 & 13, a distance of 105.00'; thence, S.33°43'18"W., along said line lying 10.00' Westerly of and parallel with said Westerly Right of Way line of Salmista Terrace, a distance of 6.00' to the Point of Beginning, and containing 1,260 Square Feet, More or Less.

SHEET 2 OF 2

See SHEET 1 For Sketches

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: 9/11/2025

PETITION NO: PVAC-25-02921

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

If vacation of easement is not granted or conditions apply, please state below:

Please respond by 9/21/2025 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

Date

Phone No.

Name of Utility

Please e-mail responses to

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6' Utility & Drainage Easement

**LOT 14
BLOCK 235**

**LOT 9
BLOCK 235**

**EASEMENTS TO
BE VACATED #1**
1,380 SQUARE FEET

**POINT OF
BEGINNING**
Southeast Corner of Lot 14

LINE DATA "VAC #1"

LINE	BEARING	DISTANCE
[L1]	S.33°43'18"W.	6.00'
[L2]	N.56°16'42"W.	115.00'
[L3]	N.33°43'18"E.	12.00'
[L4]	S.56°16'42"E.	115.00'
[L5]	S.33°43'18"W.	6.00'

Westerly line of
Lots 12, 13 & 14

**LOT 10
BLOCK 235**

**LOT 13
BLOCK 235**

**PORTION OF
EASEMENTS TO
BE VACATED #2**
1,260 SQUARE FEET

**POINT OF
BEGINNING**

**POINT OF
COMMENCEMENT**
Southeast Corner of Lot 13

LINE DATA "VAC #2"

LINE	BEARING	DISTANCE
[L6]	N.56°16'42"W.	10.00'
[L7]	S.33°43'18"W.	6.00'
[L8]	N.56°16'42"W.	105.00'
[L9]	N.33°43'18"E.	12.00'
[L10]	S.56°16'42"E.	105.00'
[L11]	S.33°43'18"W.	6.00'

[L9]

10.0'

10'X12' Section of the Utility
& Drainage Easement to Remain

(Note: This portion of the Easement is
occupied by a Utility Power Pole at
the time this description was written)

**LOT 12
BLOCK 235**

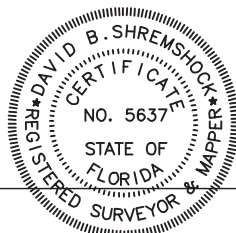
**LOT 11
BLOCK 235**

See SHEET 2 For Descriptions

ARENA LANE

50' PUBLIC RIGHT-OF-WAY

SCALE 1" = 40'



BY: _____ DATE: 7/25/25

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

SHREMSHOCK SURVEYING, INC. LB #7747

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.

SHEET 1 OF 2
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

Parcel #0985-02-3513
2465 Salmista Terrace
Port Charlotte, FL 33981
Latitude 27°03'26.8" North
Longitude 82°09'56.1" West

Description of Easement Vacation #1

All of the 6 foot wide Utility & Drainage Easements lying over and across the Northerly 6.00' of Lot 13 and the Southerly 6.00' of Lot 14, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 14; thence S.33°43'18"W. along the Westerly Right of Way line of Salmista Terrace (a 50' wide Public Right of Way), a distance of 6.00'; thence, N.56°16'42"W., along a line lying 6.00' Southerly of and parallel with the platted common lot line between said lots 13 & 14, a distance of 115.00' to the intersection with a line lying 10.00' Easterly of and parallel with the Westerly line of said Lots 13 & 14; thence, N.33°43'18"E., along said line lying 10.00' Easterly of and parallel with the Westerly line of Lots 13 & 14, a distance of 12.00'; thence, S.56°16'42"E., along a line lying 6.00' Northerly of and parallel with said platted common lot line between lots 13 & 14, a distance of 115.00' to the intersection with said Westerly Right of Way line of Salmista Terrace; thence, S.33°43'18"W., along said Westerly Right of Way line of Salmista Terrace, a distance of 6.00' to the Point of Beginning, and containing 1,380 Square Feet, More or Less.

Description of Easement Vacation #2

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SHEET 2 OF 2

See SHEET 1 For Sketches

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: 9/11/2025

PETITION NO: PVAC-25-02921

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 & 14, Block 235, of the Eighth to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 12, Page 20, 20A to 20BB, of the Public Records of Sarasota County, Florida, also known as street address: 2465 Salmista Ter, North Port, FL 34286.

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 9/21/2025 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

Date

Phone No.

Name of Utility

Please e-mail responses to

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Sketch & Description for Vacation of Easement

This is Not a Boundary Survey

Parcel #0985-02-3513
2465 Salmista Terrace
Port Charlotte, FL 33981
Latitude 27°03'26.8" North
Longitude 82°09'56.1" West

**LOT 8
BLOCK 235**

**LOT 15
BLOCK 235**

**LOT 14
BLOCK 235**

**LOT 9
BLOCK 235**

**EASEMENTS TO
BE VACATED #1**
1,380 SQUARE FEET

**POINT OF
BEGINNING**
Southeast Corner of Lot 14

LINE DATA "VAC #1"

LINE	BEARING	DISTANCE
[L1]	S.33°43'18"W.	6.00'
[L2]	N.56°16'42"W.	115.00'
[L3]	N.33°43'18"E.	12.00'
[L4]	S.56°16'42"E.	115.00'
[L5]	S.33°43'18"W.	6.00'

[L3]

[L4]

[L5]

[L2]

[L1]

Platted Common Lot Line

**LOT 13
BLOCK 235**

**PORTION OF
EASEMENTS TO
BE VACATED #2**
1,260 SQUARE FEET

**POINT OF
BEGINNING**

**POINT OF
COMMENCEMENT**
Southeast Corner of Lot 13

**LOT 10
BLOCK 235**

[L9]

[L10]

[L11]

LINE DATA "VAC #2"

LINE	BEARING	DISTANCE
[L6]	N.56°16'42"W.	10.00'
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[L11]	S.33°43'18"W.	6.00'

[L9]

[L10]

[L11]

Platted Common Lot Line

10'X12' Section of the Utility
& Drainage Easement to Remain

(Note: This portion of the Easement is
occupied by a Utility Power Pole at
the time this description was written)

**LOT 12
BLOCK 235**

See SHEET 2 For Descriptions

SCALE 1" = 40'



**LOT 11
BLOCK 235**

ARENA LANE

50' PUBLIC RIGHT-OF-WAY

SALMISTA TERRACE
50' PUBLIC RIGHT-OF-WAY

David B. Shremshock

Digitally signed by David B Shremshock
Date: 2025.07.25 16:25:19 -04'00'

SHEET 1 OF 2

Shremshock Surveying, Inc.

Land Surveyors

5265 Alametos Terr.

North Port, Florida 34288

ph. (941) 423-8875 fax (941) 423-4365

e-mail: shremshocksurveying@comcast.net

BY: _____

DATE: 7/25/25

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

SHREMSHOCK SURVEYING, INC. LB #7747

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SHEET 2 OF 2

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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: 9/11/2025

PETITION NO: PVAC-25-02921

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

☐

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Signature

Date

Phone No.

Name of Utility

Please e-mail responses to

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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: 9/11/2025

PETITION NO: PVAC-25-02921

TO:

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Amerigas
Florida Power and Light
Planning & Zoning

North Port Utilities
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DATE: 9/11/2025

PETITION NO: PVAC-25-02921

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Signature

Phone No.

Please e-mail responses to ASILVA@NORTHPORTFL.GOV

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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.



Mike Moran

TAX COLLECTOR

Sarasota County, Florida

\$0.00
 CHECK OUT

[Return](#)
[New Search](#)
[eBilling](#)

Account Information

Account Number:
0985023513
 Last Updated:
 10/16/25

Tax Type:
Real Estate
 Property Address:
 2465 Salmista Ter 005

Mailing Address:
Cross Ronald L (E Life Est)
Cross Christine A (E Life Est)
 2465 Salmista Ter North Port Fl
 34286-6738

Latest Tax Year Summary

[View Tax Bill Details](#)
[View Assessment/Exemption Details](#)
[Change Mailing Address](#)

Tax Year:	Exemptions:	Millage Code:	Escrow Code:
2024	DX 22029,DX 24529,HX 25000,H2 25000	0500	N/A

Legal Description:
 LOTS 12, 13 & 14 BLK 235, 8TH ADD TO PORT CHARLOTTE, BEING SAME LANDS DESC IN ORI 2014023188, 2018006261 & 2018029476

Tax Bills

Total Payable: **\$0.00**

2024

Paid

[Taxes & Assessments](#)

Status	Amount Due	Amount Due If Paid By Date	Paid
● Paid	☐ \$3,248.93 Gross Taxes: Fees: Interest: Discount: \$3,384.30 \$0.00 \$0.00 -\$135.37	☐ \$0.00 ▶ 3/31/25 \$0.00	\$3,248.93

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2024	11/27/24	7207306.0001	\$3,248.93
2023	11/28/23	7208206.0001	\$3,107.38
2022	11/28/22	7207343.0001	\$3,351.51
2021	11/29/21	7208264.0001	\$3,185.28

Tax Year		Date Paid	Receipt		Amount Paid
2020		11/25/20	7224773.0001		\$3,060.37
2019		11/27/19	7207845.0001		\$2,964.05
2018		11/26/18	7222496.0001		\$2,511.72
2017		11/27/17	7211965.0001		\$2,459.79
2016		11/28/16	7212879.0001		\$2,472.41
2015		11/30/15	7212810.0001		\$2,728.64
2014		11/24/14	7215551.0001		\$1,683.22

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025148740 2 PG(S)
October 06, 2025 09:27:38 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



DECLARATION OF UNITY OF TITLE

Prepared by:

Christine Cross2465 SALMISTA TERR., NP34286

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 12, Block 235, 8th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida; and

Lot 13, Block 235, 8th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida; and

Lot 14, Block 235, 8th Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida; and

Parcel Identification Numbers:

0985-02-3512Section 25 Township 39S Range 21E0985-02-3513Section 25 Township 39S Range 21E0985-02-3514Section 25 Township 39S Range 21E

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 TITLE

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 October 3, 2025. PREPARED BY: Christine Cross

[Signature]
Witness Signature
Louie Cerbone
Witness Name

Witness Address 4970 City Hall Blvd North Port 34286

[Signature]
Witness Signature
Louie Cerbone
Witness Name

Witness Address 4970 City Hall Blvd North Port 34286

[Signature]
Property Owner Signature
Ronald Cross
Property Owner Name

[Signature]
2nd Property Owner Signature

Christine Cross
Property Owner Name

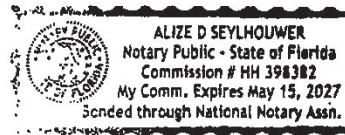
ACKNOWLEDGEMENT (FOR INDIVIDUAL PROPERTY OWNERS)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of October, 2025 by Ronald Cross and Christine Cross.

[Signature]
Notary Public

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



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 _____

