



City of North Port

RESOLUTION NO. 2026-R-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA ACCEPTING OWNERSHIP OF DONATED REAL PROPERTY LOCATED ON COASTAL STREET AND DESCRIBED AS LOT 5, BLOCK 2087, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, SARASOTA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 1131208705; INCORPORATING RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner(s) of the identified real estate have offered to donate the property to the City of North Port; and

WHEREAS, the property is a vacant lot; and

WHEREAS, the current owner(s) will pay any outstanding taxes on the real property at closing; and

WHEREAS, the City Commission of the City of North Port, Florida finds that this parcel satisfies an immediate or future need of the City or its special districts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – INCORPORATION OF RECITALS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

SECTION 2 – RESOLUTION

2.01 The City Commission accepts the donation of real property bearing Sarasota County Property Appraiser parcel identification number 1131208705, located on Coastal Street in the City of North Port, and legally described as:

Lot 5, Block 2087, of 45th Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof recorded in Plat Book 19, Page 38 of the Public Records of the Sarasota County, Florida.

Relevant portions of the plat are attached as Exhibit A.

- 2.02 Transfer of ownership from the current property owner(s) to the City of North Port is made via Warranty Deed, a copy of which is attached as Exhibit B.
- 2.03 The City Commission authorizes the City Manager or designee to execute the documents referenced in this resolution and to perform all other actions delegable by law that are necessary to negotiate, enter into, and consummate the proposed purchase.
- 2.04 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk or designee is directed to record the fully executed original resolution including exhibits with the Sarasota County Clerk of the Circuit Court.
- 3.02 The City Clerk or designee is directed to record the fully executed original Warranty Deed with the Sarasota County Clerk of the Circuit Court, concurrent with the recording of this resolution.
- 3.03 The City of North Port will pay the applicable recording fees to the Sarasota County Clerk of the Circuit Court.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on May 5, 2026.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

PLAT BOOK 19
AND PAGE 38

385499

FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 22, 23, 25, 26, 27, 34, 35 & 36, TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 1 OF 34 SHEETS

DESCRIPTION

A portion of Sections 22, 23, 25, 26, 27, 34, 35 and 36, Township 39 South, Range 22 East, being more particularly described as follows:

1. That portion of said Section 22, Beginning at the Southeast corner thereof run N 89°44'33" W, along the South line of said Section 22, for 2279.48 feet to the point of intersection with the Easterly line of the TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, Pages 14 through 14M, Public Records of Sarasota County, Florida; thence run N 27°11'53" W, for 674.23 feet to the point of curvature of a circular curve to the right, having a radius of 650 feet; thence run Northwestwesterly, Northerly and Northeasterly, along the arc of said curve, through a central angle of 73°20'56", for 832.12 feet, to the point of tangency; thence run N 46°09'03" E, for 885.88 feet; (the last mentioned three courses being coincident with the Easterly line of aforesaid TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION); thence continue N 46°09'03" E, for 566.88 feet to the point of intersection with the Southwesterly Right-of-way line of the proposed I-75 Highway, thence run S 45°13'57" E, along said Southwesterly Right-of-way line, for 1986.96 feet to a point of intersection with the East line of said Section 22; thence run S 0°04'57" E, along the East line of said Section 22, for 982.92 feet, to the Point of Beginning, Containing 101.71 Acres, more or less.
 2. All of said Section 23 lying Southwesterly of the line described as follows: Beginning at a point on the West line of said Section 23, said point being 982.92 feet as measured N 0°04'57" W, from the Southwest corner of said Section 23; thence run S 45°13'57" E, along the Southwesterly Right-of-way line of the proposed I-75 Highway for a distance of 1403.25 feet to the point of intersection with the South line of said Section 23, and the point of termination of said line, said point being 994.86 feet as measured, S 89°41'43" E, from the Southwest corner of said Section 23; Containing 11.22 Acres, more or less.
 3. That portion of said Section 25, Beginning at the Southwest corner thereof run N 0°01'14" W, along the West line of said Section 25, for 1045.29 feet to the point of intersection with the Southwesterly Right-of-way line of the proposed I-75 Highway, thence run S 45°13'57" E, along said Southwesterly Right-of-way line, for 1486.25 feet to the point of intersection with the South line of said Section 25; thence run S 89°55'32" W, along the South line of said Section 25, for 1054.82 feet to the point of Beginning, Containing 12.66 Acres, more or less.
 4. All of said Section 26 lying Southwesterly of the following described line. Beginning at a point on the North line of said Section 26, said point being 994.86 feet as measured S 89°41'43" E, from the Northwest corner of said Section 26; thence run S 45°13'57" E along the Southwesterly Right-of-way line of the proposed I-75 Highway, for a distance of 6087.42 feet to the point of intersection with the East line of said Section 26, and the point of termination of said line, said point being 1045.29 feet as measured N 0°01'14" W, from the Southeast corner of said Section 26, Containing 435.04 Acres, more or less.
 5. All of said Section 27 lying Easterly of the TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 14, Pages 14 through 14M, Public Records of Sarasota County, Florida; and Northeasterly of the FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, Pages 33 through 33W, Public Records of Sarasota County, Florida, and Tract "D", of said FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION; Containing 170.27 Acres, more or less.
 6. That portion of said Section 34, being all of Tract "G" of FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, Pages 33 through 33W, Public Records of Sarasota County, Florida, Containing 1.90 Acres, more or less.
 7. All of said Section 35, lying North and Easterly of the FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, Pages 33 through 33W, Public Records of Sarasota County, Florida, and Northeasterly of the SEABOARD AIRLINE RAILROAD Right-of-way and Tracts "H" and "I", of said FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION; Containing 362.09 Acres, more or less.
 8. That portion of said Section 36, Beginning at the Northwest corner thereof run S 89°55'32" E along the North line of said Section 36, for 1054.82 feet to the point of intersection with the Southwesterly Right-of-way line of the proposed I-75 Highway; thence run S 45°13'57" E, along said Southwesterly Right-of-way line, for 1057.27 feet to the point of intersection with the Northern Right-of-way line of the SEABOARD AIRLINE RAILROAD; thence S 51°03'11" W, along said Northern Right-of-way line, for 2320.42 feet to point of intersection with the West line of said Section 36; thence N 0°01'14" W, along the West line of said Section 36, for 2204.55 feet to the point of Beginning, Containing 54.68 Acres, more or less.
- All lying and being in the City of North Port Charlotte, Sarasota County, Florida; Containing a total of 1149.57 Acres more or less.

GENERAL NOTES

1. P.R.M. Indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 266, Pages 181-182.
3. All lots included within this plat meet or exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.
4. Mortgage Plat Joinders are filed in ORB 266, Page 184-185.
5. Developer's agreement is filed in ORB 266, Page 186-189.

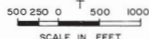
- *1. A 20 foot strip along the lot lines abutting and adjacent to the waterways and drainage rights of way, except as shown by dashed lines.
2. A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where side lot line is coincident with a Street right of way line, except as shown by dashed lines.
3. As shown by dashed lines.

Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

LOCATION & KEY MAP
SECTIONS 22, 23, 25, 26, 27, 34, 35 AND 36
TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA



DRAWN BY PAL
CHECKED BY D.K.C.
APPROVED BY CT

SHEET 1 OF 34 SHEETS
2518 TOTAL NO. LOTS

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA } SS
COUNTY OF DADE }
GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to transact business in the State of Florida, by its duly elected officers, acting by and with the authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways, and Drainage Rights of way as shown or described on this plat to the use of the general public forever. Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued by law.
The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities. *

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the officers named below and its corporate seal to be affixed hereto, this 11th day of September, 1970.

Attest: David A. Doheny Secretary
By: Frederick E. Roach President
GENERAL DEVELOPMENT CORPORATION

STATE OF FLORIDA } SS
COUNTY OF DADE }
Before me personally appeared Frederick E. Roach and David A. Doheny, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Corporation and severally acknowledge to and before me that they executed such instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal, this 11th day of September, 1970.

My Commission Expires: 2/27/73 Hubert A. Hunt
Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE
I, the undersigned registered land surveyor, hereby certify that this plat is a true representation of the land described and shown, to the best of my knowledge and belief and that permanent monuments have been placed as required by the City of North Port Charlotte Subdivision Ordinance and the Statutes of the State of Florida thereunto appertaining.
Dated this 28 day of Aug. 1970. Signature: James Edward Clark
JAMES EDWARD CLARK
Registered Land Surveyor
Florida Certificate No. 1553

Date of Survey August 13, 1970

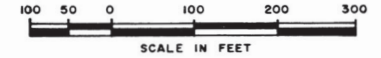
CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD
It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 27th day of Oct., 1970.
City of North Port Charlotte
Planning Advisory Board
James C. O'Neil

CERTIFICATE OF APPROVAL OF CITY COMMISSION
STATE OF FLORIDA } SS
COUNTY OF SARASOTA }
It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port Charlotte, Sarasota County, Florida, this 12th day of Oct., 1970.
Approved: James C. O'Neil City Clerk
City Attorney: James C. O'Neil Mayor

CERTIFICATE OF APPROVAL OF COUNTY CLERK
STATE OF FLORIDA } SS
COUNTY OF SARASOTA }
I, R.W. ZINN, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 19, Pages 38 through 38B of the Public Records of Sarasota County, Florida, this 12th day of Nov., 1970.
R.W. ZINN, Clerk
Sarasota County, Florida
By: Frederick B. Huber Deputy Clerk

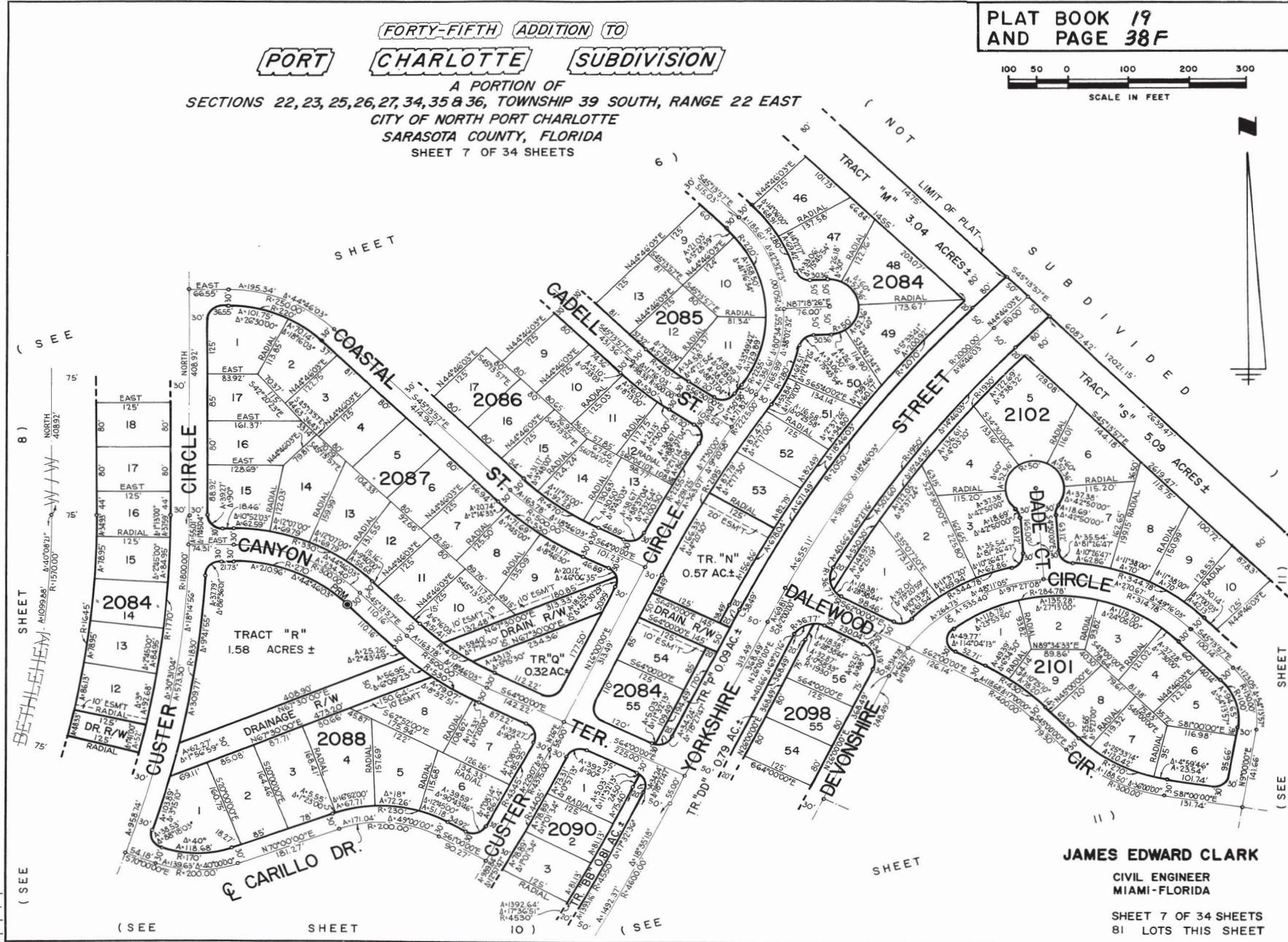
CERTIFICATE OF APPROVAL OF COUNTY COMMISSION
STATE OF FLORIDA } SS
COUNTY OF SARASOTA }
It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 10th day of Nov., 1970.
Frank W. Hunt County Engineer
James C. O'Neil Planning Director
James C. O'Neil City Attorney
James C. O'Neil Chairman

PLAT BOOK 19
AND PAGE 38F



PORT CHARLOTTE SUBDIVISION

FORTY-FIFTH ADDITION TO
A PORTION OF
SECTIONS 22, 23, 25, 26, 27, 34, 35 & 36, TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 7 OF 34 SHEETS



CALCULATED BY DR.
DRAWN BY N.A.S.
CHECKED BY D.K.C.
APPROVED BY CT

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 7 OF 34 SHEETS
81 LOTS THIS SHEET

This instrument prepared by:

Michael Fuino, City Attorney
City of North Port
4970 City Hall Blvd.
North Port, FL 34286

Return to:

City Clerk
City of North Port
4970 City Hall Blvd.
North Port, FL 34286

PARCEL IDENTIFICATION NO. 1131208705

WARRANTY DEED

THIS INDENTURE, made on March 3, 2026, is between Laurine A and John F Tomasko, husband and wife, whose mailing address is 6524 Lares Lane, Cleveland, OH 44130 and City of North Port, Florida("Grantee"), whose mailing address is 4970 City Hall Boulevard, North Port, Florida 34286.

WITNESSETH:

Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, assigned, contributed, bargained, and transferred to Grantee, its successors and assigns in fee simple forever, the following described land, situated, lying, and being in the County of Sarasota, State of Florida:

Lot 5, Block 2087, 45th Addition to Port Charlotte Subdivision, according to the Plat Book 19, Page 38, as recorded in of the Public Records of Sarasota County, Florida.

This conveyance is made subject to ad valorem taxes assessed subsequent to December 31, 2025 and subsequent years; and covenants, conditions, restrictions, easements, reservations, and limitations of record, if any. Grantors fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

In witness whereof, Grantors have executed this instrument on the date set forth in the acknowledgment below.

WITNESSES:

John F Tomasko
Witness Name: JOHN TOMASKO
Address: 6524 Lanes Ln

Middleburg FL 32130
R-M-P
Witness Name: Rita M. Puglise
Address: 1600 N. Chamberlain Blvd.
North Ft. FL 32286

GRANTOR

Laurine A. Tomasko
Laurine A. Tomasko

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of March 2026, by Laurine A. Tomasko.

Rita M. Puglise
Notary Public



RITA M. PUGLISE
Notary Public
State of Florida
Comm# HH750114
Expires 12/17/2029

Personally Known OR Produced Identification
Type of Identification Produced: Ohio D.L.

WITNESSES:

Laurine A. Tomasko
 Witness Name: Laurine A. Tomasko
 Address: 6524 Lares Lane
Middleburg Hts, OH 44130
[Signature]
 Witness Name: Rita M Puglise
 Address: 1100 N Chamberlain Blvd.
North Port, FL 34286

GRANTOR

John F Tomasko
 John F Tomasko

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of March 2026, by John F Tomasko.

[Signature]
 Notary Public



RITA M. PUGLISE
 Notary Public
 State of Florida
 Comm# HH750114
 Expires 12/17/2029

Personally Known OR Produced Identification
 Type of Identification Produced: Ohio D.L.