



City of North Port

RESOLUTION NO. 2025-R-31

A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING THE TRANSFER OF WATER AND WASTEWATER INFRASTRUCTURE AND IMPROVEMENTS AND ASSOCIATED WARRANTIES IN HERON CREEK, PHASE 2; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 25, 2023, the City of North Port, Florida, and North Port MF Ventures, LLC entered into a *Water and Wastewater System Standard Developers Agreement ("Agreement")*, requiring North Port MF Ventures, LLC to pay for the construction of and transfer ownership and control to the City of certain on-site and off-site water distribution and wastewater collection systems; and

WHEREAS, North Port MF Ventures, LLC has constructed certain water and wastewater sanitary sewer and water distribution infrastructure improvements in the City of North Port, Florida, as stipulated in the Agreement; and

WHEREAS, North Port MF Ventures, LLC desires to convey and the City desires to accept the transfer of ownership of certain water and wastewater sanitary sewer and water distribution infrastructure improvements in furtherance of the Agreement; and

WHEREAS, the City currently holds easement rights necessary to access the property to operate and maintain the infrastructure improvements; and

WHEREAS, all related construction services infrastructure improvement warranties that have been assigned to the City; and

WHEREAS, the City Commission finds that the conveyance of the water and wastewater sanitary sewer and water distribution infrastructure improvements and related warranties to the City serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

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 ACCEPTING INFRASTRUCTURE IMPROVEMENTS AND WARRANTIES

- 2.01 The City Commission accepts the transfer of ownership of the water and wastewater sanitary sewer and water distribution infrastructure and improvements identified in and transferred via the *Bill of Sale* attached as Exhibit 1, and legally described as:

A tract of land located in Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, and being a portion of Lot 19 of Heron Creek Place Phase 2, describe as North Multi Family Parcel according to the Official Plat thereof recorded in Plat Book 58, Page 312, Public Records of Sarasota County, Florida.

- 2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk is directed to file a certified copy of this resolution with the Sarasota County Clerk of the Circuit Court to be duly recorded in the official records of the county.
- 3.02 North Port MF Ventures, LLC will reimburse the City for applicable recording fees.

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.

Remainder of page intentionally left blank; signature page to follow

ADOPTED by the City Commission of the City of North Port, Florida in public session on May 13, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

UTILITY BILL OF SALE**PROJECT:** _____

Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **the City of North Port**, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above.

The Seller does, for itself and its successors and assigns, covenant to and with the city of North Port and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this _____ of _____, 20____.

WITNESS:**OWNER:**_____
Witness Signature_____
Owner Signature_____
Witness Print Name_____
Owner Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 20____, by _____ as _____ for _____.

Notary Public

My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

Exhibit A - Schedule of Values

CERTIFICATION OF CONTRIBUTORY ASSETS - IRRIGATION

PROJECT NAME: HERON CREEK - PHASE 2

LOCATION: Northport, FL

GENERAL CONTRACTOR: ARCO MURRAY

NAME OF OWNER: VENTURES DEVELOPMENT GROUP

TYPE OF UTILITY SYSTEM: IRRIGATION (MATERIALS ONLY)

<u>Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Cost</u>	<u>Total</u>
HOT TAP (12"X6")	1	EA	\$4,350.00	\$4,350.00
DIRECTIONAL DRILL 8" HDPE	1	LS	\$28,200.00	\$28,200.00
6" PVC	1680	LF	\$22.35	\$37,548.00
SINGLE SHORT SERVICE	6	EA	\$550.00	\$3,300.00
SINGLE LONG SERVICE	5	EA	\$720.00	\$3,600.00

TOTAL COST **\$76,998.00**

I do hereby certify that the quantities of material as described above are true and accurate representation of the as-installed cost of the system being contributed.

CERTIFYING:

David E. Torres, Manager
Coastal Concrete Products, LLC
dba Coastal Site Development, Fort Myers, FL

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this _____ day of _____, 2024 by _____, who is personally known to me and who did not take an oath.

Notary Public Signature

SEAL:

Exhibit A - Schedule of Values

CERTIFICATION OF CONTRIBUTORY ASSETS - WATER

PROJECT NAME: HERON CREEK - PHASE 2

LOCATION: Northport, FL

GENERAL CONTRACTOR: ARCO MURRAY

NAME OF OWNER: VENTURES DEVELOPMENT GROUP

TYPE OF UTILITY SYSTEM: WATER (MATERIALS ONLY)

<u>Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Cost</u>	<u>Total</u>
WATER				
HOT TAP 12" X 8" WITH 8" VALVE	1	EA	\$4,550.00	\$4,550.00
8" WATER MAIN (PVC)	1730	LF	\$27.60	\$47,748.00
10" HDPE WATER MAIN DIRECTIONAL DRILL	1	LS	\$34,500.00	\$34,500.00
HOT TAP 8" X 6"	1	EA	\$2,650.00	\$2,650.00
6" WATER MAIN PVC	370	LF	\$22.15	\$8,195.50
SINGLE SHORT SERVICE	6	EA	\$550.00	\$3,300.00
SINGLE LONG SERVICE	5	EA	\$720.00	\$3,600.00
FIRE				
FIRE HYDRANT ASSEMBLY	5	EA	\$4,950.00	\$24,750.00
RELOCATE FIRE HYDRANT (EXISTING)	1	EA	\$1,550.00	\$1,550.00
6" FIRE SERVICE LINES	280	LF	\$22.15	\$6,202.00

TOTAL COST **\$137,045.50**

I do hereby certify that the quantities of material as described above are true and accurate representation of the as-installed cost of the system being contributed.

CERTIFYING:

David E. Torres, Manager
Coastal Concrete Products, LLC
dba Coastal Site Development

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this _____ day of _____, 2024 by _____, who is personally known to me and who did not take an oath.

Notary Public Signature

SEAL:

Exhibit A - Schedule of Values

CERTIFICATION OF CONTRIBUTORY ASSETS - SEWER

PROJECT NAME: HERON CREEK - PHASE 2

LOCATION: Northport, FL

GENERAL CONTRACTOR: ARCO MURRAY

NAME OF OWNER: GROUP

TYPE OF UTILITY SYSTEM: SEWER (MATERIALS ONLY)

<u>Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Cost</u>	<u>Total</u>
8" Gravity Sewer Line	1179	LF	\$16.50	\$19,453.50
Manhole	8	EA	\$9,500.00	\$76,000.00
Lift Station	1	EA	\$272,500.00	\$272,500.00
Sewer Services	8	EA	\$465.00	\$3,720.00
4" Plug Valve	1	EA	\$860.00	\$860.00
4" Force Main	400	EA	\$19.50	\$7,800.00
10x4" Hot Tap	1	EA	\$2,450.00	\$2,450.00

TOTAL COST**\$382,783.50**

I do hereby certify that the quantities of material as described above are true and accurate representation of the as-installed cost of the system being contributed.

CERTIFYING:

David E. Torres, Manager
Coastal Concrete Products, LLC
dba Coastal Site Development, Fort Myers, FL

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this _____ day of _____, 2024 by _____, who is personally known to me and who did not take an oath.

Notary Public Signature

SEAL: