



City of North Port

RESOLUTION NO. 2025-R-68

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, VACATING A PORTION OF THE SIDE AND REAR DRAINAGE MAINTENANCE EASEMENTS FOR LOT 1, BLOCK 1478, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat for this property reserves certain easements to the City of North Port; and

WHEREAS, this petition requests the vacation of all or a portion of the Easements; and

WHEREAS, Florida Statutes Section 177.101(3) authorizes the City Commission to adopt a resolution vacating plats in whole or in part.

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

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this resolution.
- 1.02 In reliance upon Petition PVAC-25-00953, as well as testimony and other evidence presented at the quasi-judicial hearing, the City Commission makes the following findings of fact:
 - (a) Joseph Salerno and Shannon Salerno own fee simple title to Lot 1, Block 1478, Thirtieth Addition to Port Charlotte Subdivision;
 - (b) The plat of the Thirtieth Addition to Port Charlotte Subdivision as recorded in Plat Book 15, pages 14, 14-A through 14-Q, inclusive, of the official records of Sarasota County, Florida grants to the City of North Port, Florida, twenty feet (20') for the purpose of drainage maintenance easements at the rear and side of Lot 1, Block 1478 of the plat ("Easements");
 - (c) The petition requests that the City vacate a portion of the platted twenty-foot (20') drainage maintenance easements;
 - (d) The Easements are not needed to provide City service to any property;

- (e) Other than as identified in this resolution, no public utilities or City facilities are located or planned to be located in the area;
- (f) The Easements are 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; and
- (g) The vacation requested will not affect the ownership or right of convenient access of persons owning other parts of the subdivision; and
- (h) The City notified affected utilities, and the utilities have provided written responses recommending approval of the petition; and
- (i) The petition included evidence of the publication of a Notice of Intent, documentation of ownership, and certification that all taxes due have been paid by the current property owners.

1.03 All exhibits attached to this resolution are incorporated by reference.

SECTION 2 – VACATION OF EASEMENTS

- 2.01 The City Commission approves Petition PVAC-25-00953 to the extent provided in this resolution.
- 2.02 The City Commission vacates a ±2,200.00 square foot portion of its existing platted twenty-foot (20') wide drainage maintenance easements, as described below and depicted in the survey attached as Exhibit A:

LEGAL DESCRIPTION: (PROPOSED RELEASE OF EASEMENT)

A portion of a 20 foot wide Maintenance Easement lying over and across the Northerly and Easterly 20.00' of Lot 1, Block 1478, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Pages 14, 14-A through 14-Q, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 1; thence S.00°37'00"W. along the Easterly Right of Way Line of Buckboard Street (a 50' wide Public Right of Way), a distance of 6.00' to the Point of Beginning; thence N.89°23'00"E., along a line lying 6.00' Southerly of and parallel with the Northerly line of said Lot 1, a distance of 115.00'; thence S.00°37'00"W. along a line lying 10.00' Westerly of and parallel with the Easterly line of said Lot 1, a distance of 73.00'; thence N.89°23'00"W., along a line lying 6.00' Northerly of and parallel with the Southerly line of said Lot 1, a distance of 10.00'; thence, N.00°37'00"E. along a line lying 20.00' Westerly of and parallel with said Easterly line of Lot 1, a distance of 59.00'; thence, N.89°23'00"W, along a line lying 20.00' Southerly of and parallel with said Northerly line of Lot 1, a distance of 105.00', to the intersection with said Easterly Right of Way Line of Buckboard Street; thence N.00°37'00"E., along said Right of Way Line, a distance of 14.00' to the Point Beginning, and containing 2200 Square Feet, More or Less.

SECTION 3 – RECORDING

- 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.

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 September 23, 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

EXHIBIT A TO RESOLUTION NO. 2025-R-XX
VACATING A PORTION OF THE SIDE AND REAR DRAINAGE MAINTENANCE EASEMENTS FOR LOT 1, BLOCK 1478,
THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION

PARCEL ID 0956143831

