



## City of North Port

### RESOLUTION NO. 2026-R-31

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, TERMINATING PORTIONS OF UTILITY GRANT OF EASEMENTS IN SECTIONS 28, 29, 32, AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST LOCATED IN SARASOTA COUNTY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR PARTIAL TERMINATION AND RELEASE OF EASEMENTS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of North Port, Florida, (“City”), as a successor to General Development Utilities, previously operated and maintained an effluent tank, and appurtenances by non-exclusive ingress and egress easements on property currently owned by Sabal Trace Development Partners, LLC; and

**WHEREAS**, the City and Sabal Trace Development Partners, LLC, a Florida limited liability company (“Developer”) are parties to that certain City of North Port, Florida, and Sabal Trace Development Partners, LLC Water and Wastewater System Developer’s Agreement dated July 23, 2019, and recorded in Official Records Instrument Number 2019101511 of Sarasota County, Florida; and

**WHEREAS**, certain easements were previously granted to the City, as a successor to General Development Utilities, pursuant to instruments recorded in the Public Records of Sarasota County, Florida, portions of which lie within the plat of Central Parc Phase 3, recorded in Plat Book 59, Pages 294 through 305; and

**WHEREAS**, the Developer has asked that the City terminate and release portions of said easements because the City and Developer have agreed that the current infrastructure will be taken out of service, removed, and replaced with new infrastructure and new easements granted and recorded as a part of the plat; and

**WHEREAS**, on September 9, 2025, the City Commission approved the new easements for the plat of Central Parc Phase 3 (‘Plat Area”); and

**WHEREAS**, the City Commission approves the *Partial Termination of Grant of Easements* as described in this resolution; and

**WHEREAS**, the City Commission finds that the termination and release of portions of the easements satisfies an immediate or future need of the City and serves 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 – TERMINATION AND RELEASE OF EASEMENTS**

2.01 The City Commission approves the *Partial Termination of Grant of Easements* attached as Exhibit A and terminates and releases the portion of the easements described in Section 2.02 to the extent the easements are within the Central Parc Phase 3 Plat Area.

2.02 The portions of the easements terminated and released are referenced in the following official records of Sarasota County, Florida:

Grant of Easement recorded in O.R. Book 1856, Page 1799;  
Grant of Easement recorded in O.R. Book 1856, Page 1804;  
Grant of Utility Easement recorded in O.R. Book 2450, Page 2324; and

2.03 This *Partial Termination of Grant of Easements* does not apply to any easements that appear on the plat of Central Parc Phase 3 as approved by the City Commission.

2.04 All identified exhibits are incorporated in this resolution by reference.

**SECTION 3 – FILING OF DOCUMENTS**

3.01 The City Clerk is directed to record the fully executed original resolution including exhibits with the Sarasota County Clerk of the Circuit Court.

3.02 Sabal Trace Development Partners, LLC, will reimburse the City for the 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.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on May 19, 2026.

CITY OF NORTH PORT, FLORIDA

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PETE EMERICH  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL FUINO, B.C.S  
CITY ATTORNEY

Prepared by and when  
recorded return to:

Jessica Paz Mahoney, Esq.  
MAHONEY LAW GROUP, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

Cross-Reference: O.R. Book 1856, Page 1799;  
O.R. Book 1856, Page 1804; O.R. Book 2450,  
Page 2324; O.R. Book 2460, Page 1154; and  
O.R.. Book 2460, Page 1191.

### **PARTIAL TERMINATION OF GRANT OF EASEMENTS**

THIS PARTIAL TERMINATION OF GRANT OF EASEMENTS (this “**Partial Termination**”) is made as of \_\_\_\_\_, 2026 by the CITY OF NORTH PORT, FLORIDA, a municipal corporation of the State of Florida (the “**City**”), whose post office address is 4970 City Hall Boulevard, North Port, Florida 34286, with reference to the following facts:

A. The City, as successor to General Development Utilities, Inc. pursuant to that certain Assignment of Plat and Other Easements recorded in O.R. Book 2460, Page 1154 and that certain Assignment of Easements recorded in O.R. Book 2460, Page 1191, of the Public Records of Sarasota County, Florida, is the grantee and beneficial holder of certain easements described in (i) that certain Grant of Easement recorded in O.R. Book 1856, Page 1799, (ii) that certain Grant of Easement recorded in O.R. Book 1856, Page 1804 and (iii) that certain Grant of Utility Easement recorded in O.R. Book 2450, Page 2324 (the easements described in foregoing subsections (i), (ii) and (iii) above being collectively referred to herein as, the “**Easements**”); and

B. The City and Sabal Trace Development Partners, LLC, a Florida limited liability company (“**Developer**”) are parties to that certain City of North Port, Florida and Sabal Trace Development Partners, LLC Water and Wastewater System Developer’s Agreement dated July 23, 2019, and recorded in Official Records Instrument Number 2019101511 (as the same may be amended, the “**Developer’s Agreement**”).

C. Pursuant to Section 3 of the Developer’s Agreement, Developer has removed certain old, existing facilities described in the Developer’s Agreement and installed water, wastewater, and reclaimed water facilities as described in the Developer’s Agreement and, concurrent with the City’s approval of that certain plat of Central Parc Phase 3 (“**Central Parc Phase 3**”) which covers a portion of the Property (as defined in the Developer’s Agreement), new utility and other easements have been created and granted to the City to accommodate the new water and wastewater utility and other facilities as described in Section 3 of the Developer’s Agreement.

D. Pursuant to Section 3 of the Developer’s Agreement, the City shall terminate the Easements over, across, or within the Property prior to or concurrently with the Developer’s creation of the streets, roads, utility easements and reserved utility sites required for the new utility facilities to be installed under the Developer’s Agreement.

E. On September 9, 2025, the City Commission approved the plat of Central Parc Phase 3, including public utility, stormwater, sewerage lift station, emergency services access, and lake maintenance access easements as shown on the plat, which easements are not released by this instrument. The City intends to terminate only the portion of the Easements located within the Released Property.

F. The City desires to make and record this Partial Termination to evidence the termination, and release of the Easements as to any portion of the property described on **Exhibit A** attached to this Partial Termination and incorporated herein by reference (the “Released Property”).

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City does hereby forever quit claim, terminate and release the portion of the Easements to the extent any portion of the Easements are located within the Released Property, and hereafter, any portion of the Easements located within the Released Property shall have no force or effect on the title to the Released Property. Any portion of the Easements located outside of the Released Property are expressly not released by this Partial Termination.

IN WITNESS WHEREOF, the City has made this Partial Termination as of the date first above written.

Witnesses: CITY OF NORTH PORT, FLORIDA

\_\_\_\_\_  
PETE EMRICH  
MAYOR

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: 4970 City Hall Boulevard  
North Port, Florida 34286

ATTEST

Witnesses:

\_\_\_\_\_  
HEATHER FAUST, MMC  
CITY CLERK

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: 4970 City Hall Boulevard  
North Port, Florida 34286

APPROVED AS TO FORM AND CORRECTNESS

\_\_\_\_\_  
MICHAEL FUINO, B.C.S  
CITY ATTORNEY

**EXHIBIT "A"**

Released Property

All of the land described on that certain plat of CENTRAL PARC PHASE 3, as recorded in Plat Book 59, Pages 294 through 305, inclusive of the Public Records of Sarasota County, Florida.