



City of North Port

RESOLUTION NO. 2026-R-32

A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING THE TRANSFER OF POTABLE WATER AND WASTEWATER INFRASTRUCTURE AND IMPROVEMENTS AND ASSOCIATED WARRANTIES IN MANASOTA BEACH RANGLANDS PLAT NO. 1; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 10, 2019, the City of North Port, Florida, and West Villages, LLLP and West Villages Improvement District (“WVID”) entered into an *Amended and Restated Utilities Agreement (“Agreement”)*, requiring the WVID 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, the WVID has constructed certain potable water and wastewater sanitary sewer and water distribution infrastructure improvements in the City of North Port, Florida, as stipulated in the Agreement; and

WHEREAS, the WVID desires to convey and the City desires to accept the transfer of ownership of certain potable 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 have been assigned to the City; and

WHEREAS, the City Commission finds that the conveyance of the potable 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:

Tract 101, as shown on that certain plat of *Manasota Beach Ranchlands Plat No. 1*, recorded at Plat Book 55, Pages 367 in the Official 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 record the fully executed original resolution including exhibits with the Sarasota County Clerk of the Circuit Court.

3.02 The West Villages Improvement District 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.

[Remainder of page intentionally left blank; signature page follows]

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

CITY OF NORTH PORT, FLORIDA

PETE EMERICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **WEST VILLAGES IMPROVEMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 189, *Florida Statutes*, whose mailing address is 2501-A Burns Road, Palm Beach Gardens, Florida 33410 (the “**Seller**”) paid by the **CITY OF NORTH PORT, FLORIDA**, whose address is 4790 City Hall Boulevard, North Port, Florida 34286 (the “**City**”), for good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the City, its successors and assigns, the following described property, assets and rights, to-wit:

The potable water and wastewater infrastructure improvements as more particularly described in **Exhibit A** located on the real property described in **Exhibit B**, attached hereto and made a part hereof (the “**Improvements**”) situated, lying and being in the City of North Port, Sarasota County, Florida.

TO HAVE AND TO HOLD all of the foregoing unto the City, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

AND the Seller does hereby covenant to and with the City, its successors, and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors, and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the City, its successors, and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 20th day of February, 2026.

Signed, sealed and delivered in the presence of:

WEST VILLAGES IMPROVEMENT DISTRICT a local unit of special government established and existing pursuant to Ch. 189, Florida Statutes

Witness:

Name: _____

John Luczynski
Chairman, Board of Supervisors

Witness:

Name: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of February, 2026, by John Luczynski as Chairman of the Board of Supervisors of the West Villages Improvement District. He is personally known to me or has produced _____ as identification.

Notary Public
Name: _____
State of Florida at Large
Commission Expires: _____

(NOTARY SEAL)

EXHIBIT A

LIST OF IMPROVEMENTS

Contract Item	Description	Original Contract Quantity	Change Orders Quantity	Current Contract Quantity	Unit Price	U/M	Current Contract Amount	Quantity Completed This Period	Amount Completed This Period	Quantity Completed To Date	Amount Completed To Date	% Complete
1-06-000	Potable Water											
1-06-010	6" Jumper (Temporary)	1.000		1.000	3,815.00	EA	3,815.00	.500	1,907.50	1.000	3,815.00	100.00
1-06-020	12" PVC Water Main (DR 18)	450.000		450.000	70.70	LF	31,815.00			450.000	31,815.00	100.00
1-06-030	12" Fittings	1.000		1.000	1,880.00	EA	1,880.00			1.000	1,880.00	100.00
1-06-040	12" Gate Valve with Box	2.000		2.000	4,844.00	EA	9,688.00			2.000	9,688.00	100.00
1-06-050	Temporary Blowoff Assembly	2.000		2.000	2,537.00	EA	5,074.00			2.000	5,074.00	100.00
1-06-060	Fire Hydrant complete	1.000		1.000	7,620.00	EA	7,620.00			1.000	7,620.00	100.00
1-06-070	Sample Point	1.000		1.000	1,209.00	EA	1,209.00			1.000	1,209.00	100.00
1-06-080	Chlorination & Pressure Test	450.000		450.000	7.25	LF	3,262.50			450.000	3,262.50	100.00
	1 -06 Subtotal	97008188					64,363.50*		1,907.50*		64,363.50*	
1-08-000	Force Main											
1-08-010	Connect to Existing Force Main	1.000		1.000	1,536.00	EA	1,536.00			1.000	1,536.00	100.00
1-08-020	8" PVC Force Main	315.000		315.000	31.40	LF	9,891.00			315.000	9,891.00	100.00
1-08-030	8" Fittings	4.000		4.000	1,385.00	EA	5,540.00			4.000	5,540.00	100.00
1-08-040	8" Gate Valve with Box	1.000		1.000	2,725.00	EA	2,725.00			1.000	2,725.00	100.00
1-08-050	Temporary Blowoff Assembly	1.000		1.000	2,152.00	EA	2,152.00			1.000	2,152.00	100.00
1-08-060	Force Main Pressure Test	315.000		315.000	6.75	LF	2,126.25			315.000	2,126.25	100.00
	1 -08 Subtotal	97008188					23,970.25*		.00*		23,970.25*	

EXHIBIT B

LEGAL DESCRIPTION

Tract 101, as shown on that certain plat of *Manasota Beach Ranchlands Plat No. 1*, recorded at Plat Book 55, Page 367 in the Official Records of Sarasota County, Florida.