



## City of North Port

### RESOLUTION NO. 2025-R-78

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, VACATING A PORTION OF MAINTENANCE EASEMENTS FOR LOT 19, BLOCK 1633 OF THE 33RD ADDITION TO THE 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-25-00042, as well as testimony and other evidence presented at the quasi-judicial hearing, the City Commission makes the following findings of fact:
  - (a) Renova Homes LLC owns fee simple title to Lot 19, Block 1633 of the 33rd Addition to the Port Charlotte Subdivision;
  - (b) Lot 19, Block 1633 of the 33rd Addition to the Port Charlotte Subdivision according to the plat thereof as recorded in plat book 15, pages 17, 17A through 17N, of the official records of Sarasota County, Florida grants to the City of North Port, Florida 20 feet for the purpose of a maintenance easement at the rear of Lot 19 Block 1633 of the plat (“Easements”);
  - (c) The petition requests that the City vacate a portion of the platted twenty-foot (20') maintenance easement;
  - (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-25-00042 to the extent provided in this resolution.

2.02 The City Commission vacates a ±267 square foot portion of its existing platted twenty 20- foot-wide maintenance easement, as described below and depicted in the survey attached as Exhibit A:

### **LEGAL DESCRIPTION: (PROPOSED RELEASE OF EASEMENT)**

#### **DESCRIPTION OF EASEMENT TO BE VACATED:**

COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 19, SAID POINT BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,565.00 FEET, A DELTA ANGLE OF 01°24'53" A CHORD BEARING OF N. 32°59'49" W., AND A CHORD LENGTH OF 38.64 FEET; THENCE ON THE ARC OF SAID CURVE AND THE NORTHEASTERLY LOT LINE OF SAID LOT 19, 38.64 FEET; THENCE LEAVING SAID NORTHEASTERLY LOT LINE OF LOT 19, S. 59°04'02" W., 15.00 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING S. 59°04'02" W.. 5.00 FEET; TO THE WESTERLY LINE OF THE SUBJECT 20' MAINTENANCE EASEMENT, BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,585.00 FEET. A DELTA ANGLE OF 01°59'58" A CHORD BEARING OF N. 31°16'22" W., AND A CHORD LENGTH OF 55.31 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY EASEMENT LINE, 55.31 FEET; THENCE LEAVING SAID WESTERLY LINE, N. 59°02'24" E., 5.00 FEET; TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 1,580.00 FEET, A DELTA ANGLE OF 02°00'21" A CHORD BEARING OF S. 31°16'26" E., AND A CHORD LENGTH OF 55.31 FEET; THENCE ON THE ARC OF SAID CURVE, 55.31 FEET; TO THE POINT OF BEGINNING, CONTAINING 267 SQUARE FEET, MORE OR LESS.

## **SECTION 3 – RECORDING**

3.01 Per ULDC Section 2.2.17, the applicant is responsible for recording documents approving vacations in Public Records of Sarasota County and providing the Development Services Department with the Official Record Book and Page and/or Plat Book and Page information of the recorded documents or plat.

**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 October 28, 2025.

CITY OF NORTH PORT, FLORIDA

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PHIL STOKES  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL GOLEN, CPM  
INTERIM CITY ATTORNEY