



City of North Port

RESOLUTION NO. 2025-R-74

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, TRANSFERRING REAL PROPERTY LOCATED ON MANILA AVENUE AND DESCRIBED AS LOT 25, BLOCK 734, 12TH ADDITION TO PORT CHARLOTTE SUBDIVISION, SARASOTA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 1144073425, TO THE NORTH PORT ROAD AND DRAINAGE DISTRICT; INCORPORATING RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port, Florida ("the City") owns real property located on Manila Avenue in the City of North Port ("the Property"); and

WHEREAS, the City desires to convey the Property to the Road and Drainage District ("the District"); and

WHEREAS, Section 66-52 of the Code of the City of North Port, Florida authorizes the District to acquire lands or rights in lands as may be necessary for the purposes of the District, including any property, whether real or personal, as may be necessary, desirable or convenient for the providing of road and drainage services within the District; and

WHEREAS, the Property will be part of a real estate transaction by the District, transferring the Property as noted in Resolution No. 2025-R-75; and

WHEREAS, the City Commission finds that the conveyance of this property satisfies an immediate or future need of the Road and Drainage District.

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 TRANSFERRING REAL PROPERTY

2.01 The City Commission authorizes the City Manager to take the actions identified in this resolution to transfer the real property bearing Sarasota County Property Appraiser parcel identification number 1144073425, located on Manila Avenue in the City of North Port, and legally described as:

Lot 25, Block 734, 12th Addition to Port Charlotte Subdivision, according to the plat recorded in Plat Book 13, Page 8, of the Official Records of the Sarasota County Clerk of the Circuit Court.

Relevant portions of the plat are attached as Exhibit A.

- 2.02 Transfer of ownership from the City of North Port, Florida to the North Port Road and Drainage District will be made via Warranty Deed.
- 2.03 The City Commission authorizes the City Manager or designee to execute the documents referenced in this resolution and to perform all other actions delegable by law that are necessary complete the transfer of real property.
- 2.04 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk or designee is directed to record the fully executed original resolution including exhibits with the Sarasota County Clerk of the Circuit Court.
- 3.02 The City Clerk or designee is directed to record the fully executed original Warranty Deed with the Sarasota County Clerk of the Circuit Court, concurrent with the recording of this resolution.
- 3.03 The District will pay the applicable recording fees to the Sarasota County Clerk of the Circuit Court.

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 November 4, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

**TWELFTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION IN SECTIONS 28, 29, 32 & 33 TWP. 30 S. RANGE 22 E.
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 1 OF 23 SHEETS

BISCAYNE ENGINEERING COMPANY

ORDER NO. 32540
F.B. NO. 1147

CIVIL ENGINEERS
MIAMI - FLORIDA

SCALE: 1"=100'
MAY, 1960

SCALE IN FEET

100' 50' 0' 100' 200'

DESCRIPTION

A portion of Sections 28, 29, 32 and 33, Township 30 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows: Begin at a point on the south line of said Section 32, said point being 120 feet east of the southwest corner of said Section 32, thence run N0°20'03"E 2605 feet along a line normal to the south line of said Section 32 to the point of curvature of a curve to the right having a radius of 2725 feet and a central angle of 55°02'54"; thence run northeastwardly 2618.11 feet along the arc of said curve to the right to the point of tangency; thence run N55°22'57"E 805.45 feet to a point on the south line of said Section 29, said point being 1984.91 feet east of the southwest corner of said Section 29; thence continue N55°22'57"E 4022.65 feet to a point on the east line of said Section 29, said point being 2281.37 feet north of the southeast corner of said Section 29; thence continue N55°22'57"E 18.90 feet to the point of curvature of a curve to the left having a radius of 1000 feet and a central angle of 55°31'38"; thence run northeastwardly 2621.3 feet along the arc of said curve to the left to the point of tangency; thence run N08°24'11"W 375 feet to a point; thence run N82°51'10"E 2550 feet to a point; thence run S0°08'41"E 375 feet to the point of curvature of a curve to the right having a radius of 3550 feet and a central angle of 55°31'38"; thence run southwardly 3440.42 feet along the arc of said curve to the right to the point of tangency; thence run S55°22'57"W 353.60 feet to a point on the south line of said Section 28; said point being 1167.46 feet east of the southwest corner of said Section 28; thence continue S55°22'57"W 1416.09 feet to a point on the west line of said Section 33, said point being 811.81 feet south of the northwest corner of said Section 33; thence continue S55°22'57"W 163.46 feet to the point of curvature of a curve to the left having a radius of 850 feet and a central angle of 55°02'54"; thence run southwestwardly 816.66 feet along the arc of said curve to the left to the point of tangency; thence run S0°20'03"W 3721.05 feet to a point on the south line of said Section 32, said point being 534.73 feet west of the southeast corner of said Section 32; thence run N82°39'57"W 4650 feet along the south line of said Section 32 to the Point of Beginning; containing 834.82 acres, more or less.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA ss. GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President, F.E. Mackle, Jr. and its duly elected Secretary, F.J. Mackle, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, F.E. Mackle, Jr. and by its duly elected Secretary, F.J. Mackle, acting by and with the authority of their Board of Directors, do hereby dedicate and set apart all of the Avenues, Boulevard, Streets, Terraces, Drives, Lanes, Road Waterways and Drainage Rights - of - way as shown or described on this plat to the use of the general public forever.

The easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY, their affiliates or assigns, for the purposes expressed: a 20 foot maintenance easement at the lot line abutting to and adjacent to all canals and Waterways; a 10 foot easement at the rear of each lot and a 6 foot easement at each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or underground provisions and for any purpose consistent with good practices for the development of this project, except that use of easements along the side lot lines shall be limited to one side of any one lot, side lot lines coincident with street right-of-way lines shall contain no easements, and where more than one lot is interded as a building site, the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF: GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary, by and with the authority of their Boards of Directors this 4th day of August, A.D., 1960.

Attest F.J. Mackle Secretary By F.E. Mackle, Jr. President
GENERAL DEVELOPMENT CORPORATION

Attest F.J. Mackle Secretary By F.E. Mackle, Jr. Vice-President
FLORIDA WEST COAST LAND COMPANY

STATE OF FLORIDA ss. Before me the undersigned notary public, personally appeared F.E. Mackle, Jr., President and F.J. Mackle, Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, and F.E. Mackle, Jr., Vice-President and F.J. Mackle, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing certificate of dedication, and that they each duly acknowledged before me that they executed the same as such officers for and on behalf of said corporations.

WITNESS my hand and official seal at Dade County, Florida this 4th day of Aug. A.D. 1960.

My Commission expires 7/13/63 Constance Kinnell
Notary Public, State of Florida at large.

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA ss. It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port, Charlotte, Sarasota County, Florida, this 22 day of August, A.D. 1960.

City Clerk Joseph O. Sullivan Mayor Harry W. Sherry

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA ss. I, W.A. Wynne, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined by me and that it complies in form with all the requirements of the laws of Florida pertaining to maps and plats and this plat has been filed for record in Plat Book 13 at Pages 22 through 25, Public Records of Sarasota County, Florida this 3 day of Oct. A.D. 1960.

W.A. Wynne, County Clerk
Sarasota County, Florida

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA ss. I, the undersigned land surveyor, hereby certify that this plat is a true representation of the land described and shown to the best of my knowledge and belief and that permanent reference monuments have been placed as required in survey laws of Florida.

BISCAYNE ENGINEERING COMPANY
By J.F. Bennett President
Registered Surveyor #145, Registered Engineer #46
STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA ss. It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 6th day of September, A.D. 1960.

Approved Wm. S. Baylston County Attorney James R. Sponzo Chairman of the Board of County Commissioners

