



City of North Port

RESOLUTION NO. 2026-R-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, VACATING UTILITY AND DRAINAGE EASEMENT FOR LOTS 12, 13 & TRACT J BLOCK 1492 OF THE 30TH 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 Easement; 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-25-02530, as well as testimony and other evidence presented at the quasi-judicial hearing, the City Commission makes the following findings of fact:
 - (a) Paul Minotto owns a fee simple title to Lots 12, 13 & Tract J Block 1492 of the 30th Addition to the Port Charlotte Subdivision;
 - (b) Lots 12, 13 & Tract J, Block 1492 of the 30th Addition to the Port Charlotte Subdivision recorded in Plat Book 15, Pages 14 and 14-A through 14-Q of the official records of Sarasota County, Florida grants to the City of North Port, Florida ten (10) feet for the purpose of utility and drainage easements located at the rear of Lots 12, 13 & Tract J Block 1492 of the plat (“Easements”);
 - (c) The petition requests that the City vacate the entirety of the platted rear ten-foot (10') utility and drainage 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 vacations 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-25-02530 to the extent provided in this resolution.

2.02 The City Commission vacates ±4,860 square feet of existing platted 10-foot (10')-wide utility and drainage easements, as described below and depicted in the survey attached as Exhibit A:

A PORTION OF THE 10 FOOT WIDE UTILITY & DRAINAGE EASEMENTS LYING OVER AND ACROSS THE WESTERLY 10.00' OF TRACT "J" AND THE EASTERLY 10.00' OF LOTS 12 & 13, BLOCK 1492, THIRTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 14, 14A TO 14Q, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "J"; THENCE, N.00 °37'00"E., ALONG THE COMMON LOT LINE BETWEEN SAID TRACT "J" & LOT 12, A DISTANCE OF 6.00' TO THE POINT OF BEGINNING; THENCE N.89 °23'00"W., ALONG A LINE LYING 6.00' NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 12, DISTANCE OF 10.00'; THENCE, N.00 °37'00"E., ALONG A LINE LYING 10.00' WESTERLY OF AND PARALLEL WITH SAID PLATTED COMMON LOT LINE BETWEEN TRACT "J" & LOTS 12 & 13, A DISTANCE OF 243.00' TO THE INTERSECTION WITH A LINE LYING 6.00' SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 13; THENCE, S.89 °23'00"E., ALONG SAID LINE LYING 6.00' SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 13 AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 20.00' TO THE INTERSECTION WITH A LINE LYING 10.00' EASTERLY OF AND PARALLEL WITH SAID COMMON LOT LINE BETWEEN TRACT "J" & LOT 13; THENCE, S.00 °37'00"W., ALONG SAID LINE LYING 10.00' EASTERLY OF AND PARALLEL WITH THE COMMON LOT LINE BETWEEN TRACT "J" & LOTS 12 & 13, A DISTANCE OF 243.00' TO THE INTERSECTION WITH A LINE LYING 6.00' NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT "J"; THENCE N.89 °23'00"W., ALONG SAID LINE LYING 6.00' NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF TRACT "J", A DISTANCE OF 10.00' TO THE POINT OF BEGINNING, AND CONTAINING 4,860 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.

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ADOPTED by the City Commission of the City of North Port, Florida, in public session on February 10, 2026.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY