



City of North Port

RESOLUTION NO. 2025-R-77

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, VACATING A PORTION OF UTILITY AND DRAINAGE EASEMENTS FOR LOT 27, BLOCK 2096 45TH 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-25-01810, as well as testimony and other evidence presented at the quasi-judicial hearing, the City Commission makes the following findings of fact:
 - (a) Ivan Dankanich owns fee simple title to Lot 27, Block 2096, 45th Addition to The Port Charlotte Subdivision;
 - (b) Lot 27, Block 2096 45th Addition to The Port Charlotte Subdivision recorded in Plat Book 19, pages 38, 38-A through 38-GG, of the official records of Sarasota County, Florida grants to the City of North Port, 10 feet for the purpose of a utility and drainage easements at the rear of Lot 27, Block 2096 of the plat (“Easements”);
 - (c) The petition requests that the City vacate a portion of the platted ten-foot (10') rear 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 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-25-01810 to the extent provided in this resolution.

2.02 The City Commission vacates a ±148.20 square foot portion of its existing platted ten-foot (10')-wide utility and drainage easements, as described below and depicted in the survey attached as Exhibit A:

LEGAL DESCRIPTION: (PROPOSED RELEASE OF EASEMENT)

DESCRIPTION OF EASEMENT TO BE VACATED:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 27; THENCE S.55°00'00"W. ALONG THE NORTHERLY LINE OF SAID LOT 27, A DISTANCE OF 14.00'; THENCE S.35°00'00"E., A DISTANCE OF 4.30' TO THE POINT OF BEGINNING; THENCE CONTINUE S.35°00'00"E., A DISTANCE OF 5.70' TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID 10' UTILITY & DRAINAGE EASEMENT; THENCE S.55°00'00"W. ALONG SAID SOUTHERLY LINE OF THE 10' UTILITY & DRAINAGE EASEMENT AND PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT 27, A DISTANCE OF 26.00'; THENCE N.35°00'00"W., A DISTANCE OF 5.70'; THENCE N.55°00'00"E., A DISTANCE OF 26.00' TO THE POINT BEGINNING, AND CONTAINING 148.2 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

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY