



City of North Port

RESOLUTION NO. 2026-R-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, VACATING A 10-FOOT PORTION OF THE EXISTING 20-FOOT PLATTED REAR MAINTENANCE EASEMENT LOCATED ON LOT 1 BLOCK 1538 OF THE 31ST 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-25-02768, as well as testimony and other evidence presented at the quasi-judicial hearing, the City Commission makes the following findings of fact:
 - (a) Vladislav Zalov owns the fee simple title to Lot 1 Block 1538 of the 31st Addition to the Port Charlotte Subdivision;
 - (b) Lot 1, Block 1538 of the 31st Addition to the Port Charlotte Subdivision recorded in Plat Book 15, Pages 15, 15A through 15F of the official records of Sarasota County, Florida grants to the City of North Port, Florida twenty feet (20') for the purpose of a maintenance easement at the rear of Lot 1 Block 1538 of the plat ("Easement");
 - (c) The petition requests that the City vacate a ten-foot (10') portion of the platted twenty-foot (20') maintenance easement;
 - (d) The Easement is 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 Easement is 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 response 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 owner.

1.03 All exhibits attached to this resolution are incorporated by reference.

SECTION 2 – VACATION OF EASEMENT

2.01 The City Commission approves Petition PVAC-25-02768 to the extent provided in this resolution.

2.02 The City Commission vacates ±10 square feet of existing platted twenty-foot (20')-wide Maintenance easement, as described below and depicted in the survey attached as Exhibit A:

A PORTION OF THAT CERTAIN 20-FOOT WIDE MAINTENCE EASEMENT LYING WITIN LOT 1, BLOCK 1538 OF THIRTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 15, 15A TO 15F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE WEST 10.00 FEET OF THE EAST 20.00 FEET OF SAID LOT 1.

ALL THE ABOVE CONTAINING APPROXIMATELY 850 SQUARE FEET.

SECTION 3 – RECORDING

3.01 Per ULDC Section 2.2.17, the applicant is responsible for recording documents approving the vacation of easement in the 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 March 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