An aerial photograph of a residential neighborhood in North Port, Florida. A specific property at 2737 Cottage Ln is highlighted with a blue outline. The property is situated between Cottage Ln to the north and Emporia Ter to the east, with Draper Ter to the west. The property itself contains a large house and a swimming pool, surrounded by trees and landscaping.

# **2737 Cottage Ln**

# **Vacation of Easement**

# **with**

# **Resolution No. 2025-R-67**

Petition No. PVAC-25-03060

Presented by: The Planning & Zoning Division

# Overview

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Applicant: Iurii Covaljiu.

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Property owner: Iurii Covaljiu and Margarita Covaljiu

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Request: Vacate the platted six-foot-wide (6') Drainage and Utility Easement located on the interior side lot lines in order to clear the title for the sale of the property.

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Location: 2737 Cottage Ln (P.I.D. 0988-03-2932)

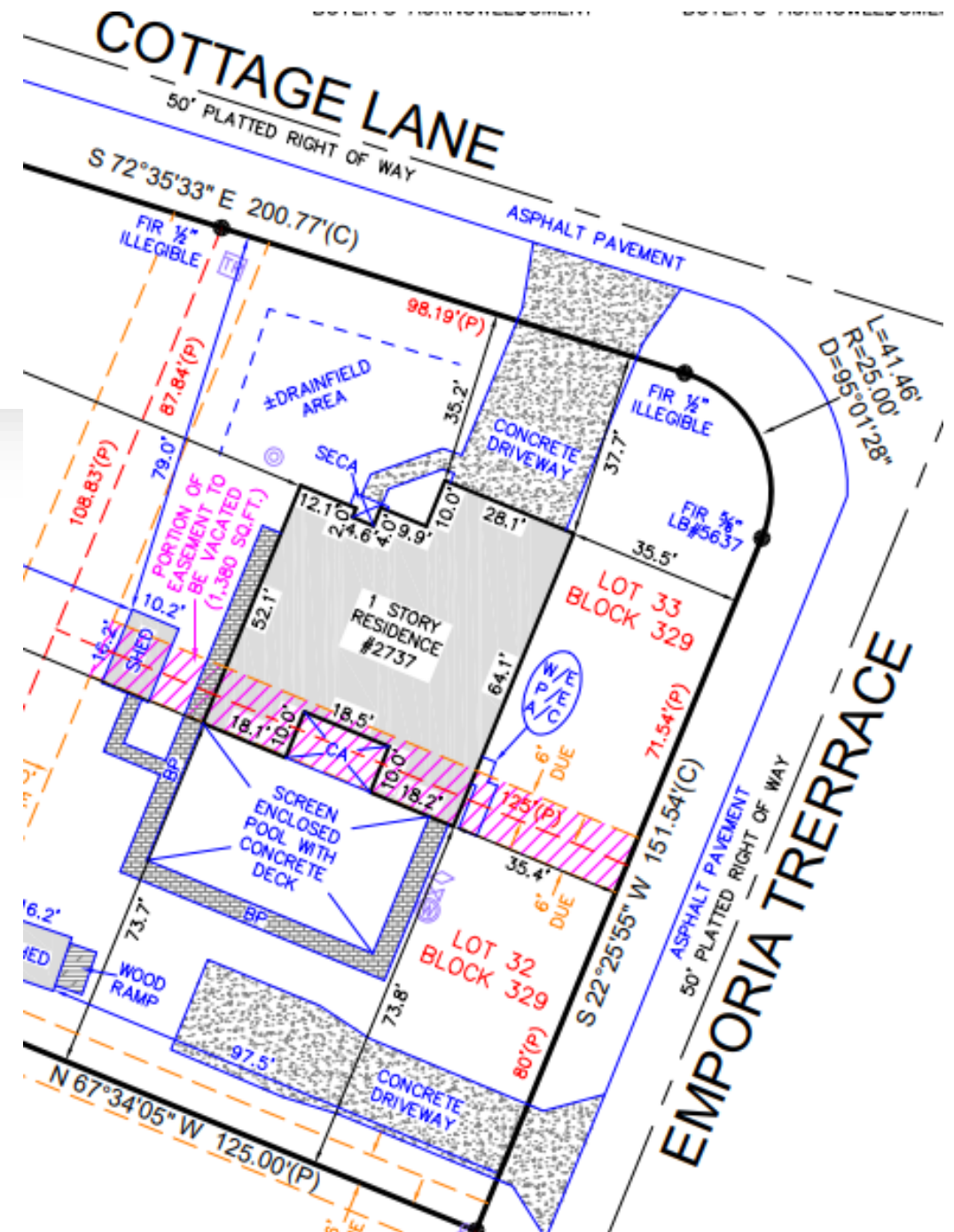
# Background

Vacate the platted six-foot (6') Drainage and Utility Easement located on the interior side lot lines to clear the title for the sale of the property.

The house, and their A/C, pool pump and shed are located on the easement to be vacated. Notably, the original survey submitted with the building permit (20-3382) did not depict the subject easement.

Property Area: 43,921 square feet.

Total area of the Drainage and Utility Easement to be vacated:  $\pm 1,380$  square feet.



# Review Process

The following agencies have reviewed the request to vacate the interior side lot line easement (1,380 SQ.FT) for the platted six-foot (6') Drainage and Utility Easement and, through written response, have granted their approval.

No issues or concerns were raised regarding the request.

Utility Review Summary	
Agency	Response
Amerigas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
If no response is received within 10 days, it is assumed that there is no issue with the vacation of easement.	



# **Compliance with Florida Statutes Chapter 177 and ULDC Chapter 2 Development Review**

The vacation of easement  
was reviewed and approved  
by staff for conformance  
with the Florida Statutes  
Chapter 177.

The vacation of easement  
was reviewed and approved  
by staff for conformance  
with ULDC Chapter 2  
Development Review  
Regulations per Section  
2.2.17.

An aerial photograph showing a river flowing through a city. The river is dark and winding, bordered by lush green trees and vegetation. On the right side of the river, there are several large, multi-story buildings with brown roofs, likely residential or commercial developments. In the background, a highway with multiple lanes and some smaller buildings are visible under a clear sky.

# **Staff Recommendations**

**The Planning & Zoning Division recommends approval of Petition No. PVAC-25-03060 via Resolution No. 2025-R-67.**

A series of parallel yellow diagonal lines in the bottom right corner of the slide, creating a decorative graphic element.



**Thank you!**