



**5617 ROSETTE RD**  
**Vacation of Easement**  
**with**

**Resolution No. 2026-R-16**

Petition No. PVAC-25-04222

Presented by: The Planning & Zoning Division

# Overview

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**Applicants/Owners:** Andreza Sathler & Fernando Alcantara  
Wandekoken

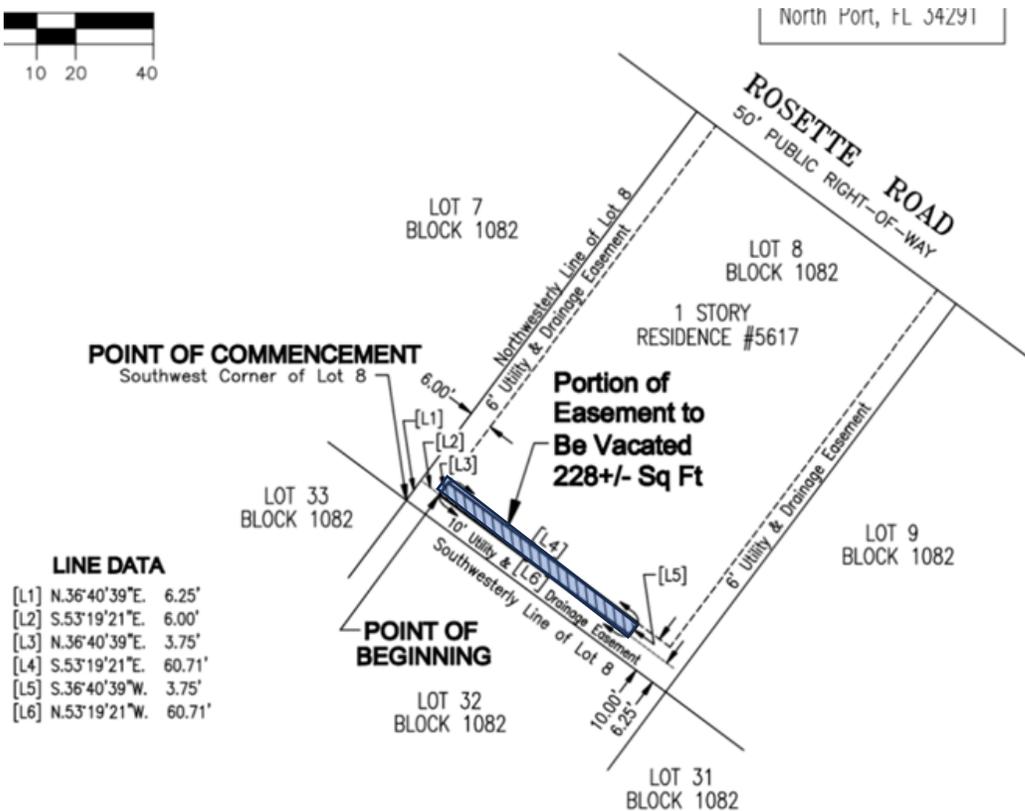
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**Request:** Vacate a portion of the platted rear 10-foot utility and drainage easements ( $\pm 288$  square feet) located at the rear lot line of Lot 8, Block 1082 of the 23rd Addition to the Port Charlotte Subdivision.

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**Location:** 5617 ROSETTE RD, NORTH PORT, FL, **PID:**  
1145108208

# Background



Andreza Sathler & Fernando Alcantara Wandekoken are requesting a vacation of approximately 228 square feet of the platted rear 10-foot utility and drainage easement to allow for the construction of a pool deck between the two lots that were combined under unity of title.

The subject lots 8,9 and 32 are under common ownership with a recorded Declaration of Unity of Title.

The proposed pool deck shall meet all required setbacks and requirements set forth in the ULDC, to be assessed during the Certificate of Zoning Compliance, required prior to application for a building permit.

Total area of the Utility and Drainage Easement to be vacated:  $\pm 228$  square feet.

Property Area:  $\pm 31,125$  square feet.

# Review Process

Plats typically contain “automatic” language enabling that the outside boundary of the property carry the side easements when two or more lots are considered a building site;

As the 23rd Addition plat book omits this language, pertaining to the rear easement, a vacation of easement is required.

# Review Process

The following agencies have reviewed the request to vacate the platted rear 10-foot utility and drainage easement per ULDC Section 2.2.17.C and, through written response, have granted their approval.

<b>Utility Review Summary</b>	
<b>Agency</b>	<b>Response</b>
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
<b>If a Utility Agency does not respond within 10 days of notification the vacation of easement request is deemed uncontested.</b>	

# Compliance Review

Staff reviewed and approved the proposed Vacation of Easement finding that the petition PVAC-25-04222



Conforms with  
Florida Statute  
Chapter 177.

Complies with  
ULDC Chapter 2  
Development  
Review Section  
2.2.17.



# **Staff Recommendations**

**The Planning & Zoning Division recommends approval of Petition No. PVAC-25-04222 via Resolution No. 2026-R-16**





# **Legal Review**

**The City Attorney has reviewed the accompanying Resolution 2026-R-16 as to form and correctness.**





**Thank you!**