



**5270 HALKETT TER**  
**Vacation of Easement**  
**with**

**Resolution No. 2026-R-15**

Petition No. PVAC-25-02768

Presented by: The Planning & Zoning Division



# Overview

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**Applicant/Owner:** Vladislav Zalov

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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:** 5270 HALKETT TER, NORTH PORT, FL,

**PID:** 0955153801

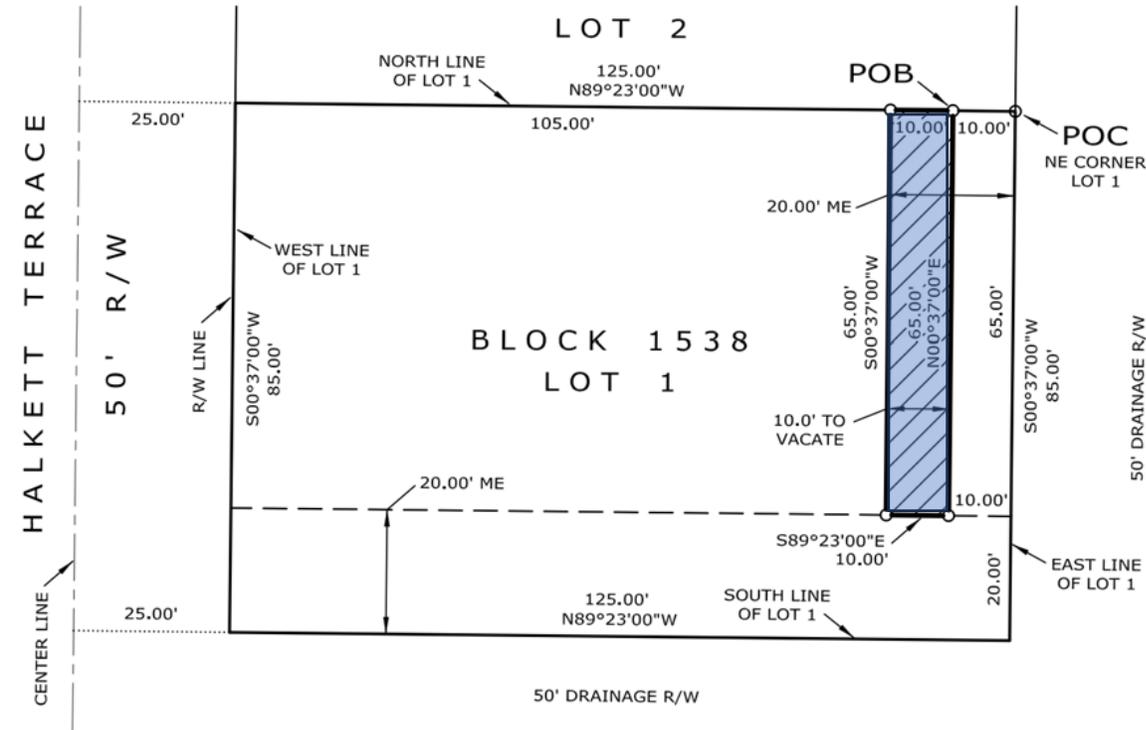
# Background

Vladislav Zalov is requesting a vacation of easement to allow for the construction of a pool. The existing easement significantly restricts the pool location due to limited space outside the existing easement.

The proposed pool 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: ±650 square feet.

Property Area: ±10,625 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 31st 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 10 feet of the existing platted rear 20-foot maintenance easement as per ULDC Section 2.2.17.C and, through written response, have granted their approval or approval with conditions. (Exhibit B- Notification to Utility agencies and responses).

<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-25-02768



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-25-02768 via Resolution No. 2026-R-15.**





# Legal Review

The City Attorney has reviewed the accompanying Resolution 2026-R-15 as to form and correctness.





**Thank you!**