An aerial photograph of a residential neighborhood. A blue rectangular box highlights a specific property. The street names "VIZZA LN" and "YAMADA LN" are visible on the map.

# **2682 Yamada Ln Vacation of Easement with**

## **Resolution No. 2026-R-04**

Petition No. PVAC-25-04036

Presented by: The Planning & Zoning Division

# Overview

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**Applicant/Owner:** Susan Abling.

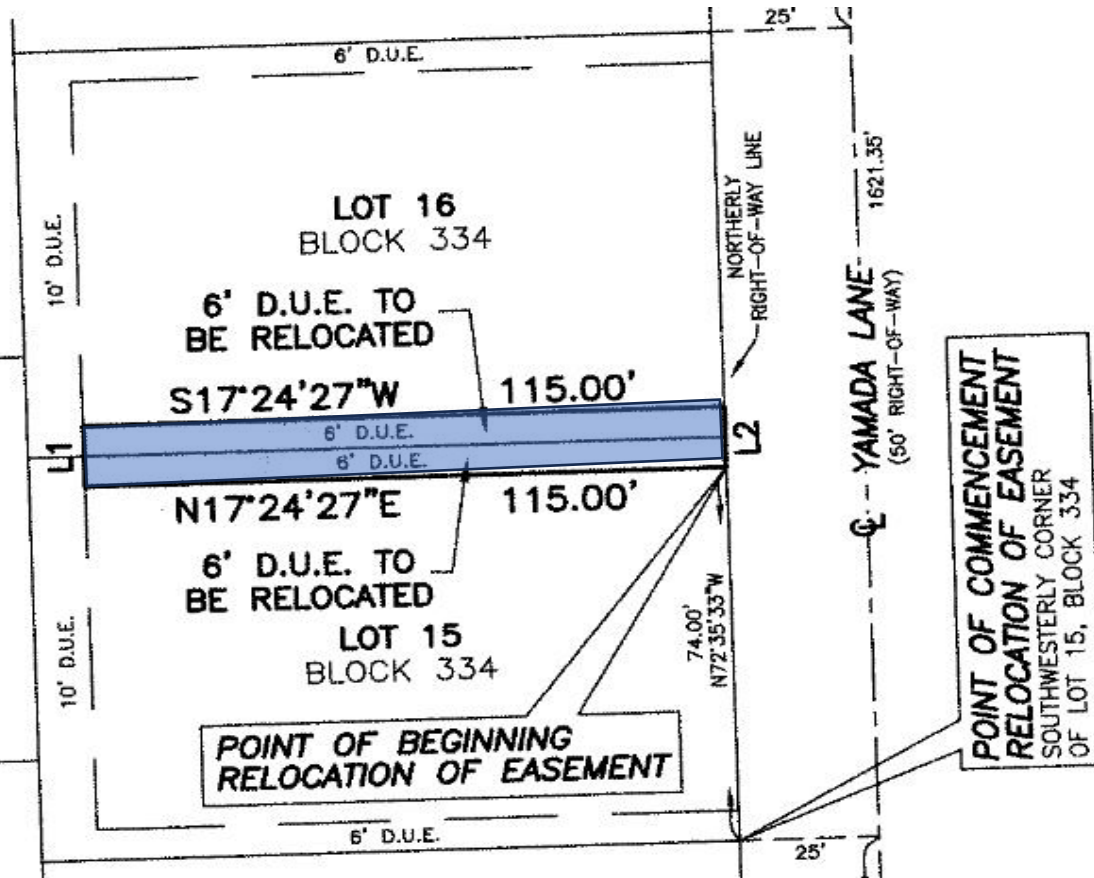
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**Request:** Vacate two (2) platted side 6-foot utility and drainage easements ( $\pm 1,380$  SQ. FT) located between Lots 15 and 16, Block 334 of the 5th Addition to the Port Charlotte Subdivision.

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**Location:** 0988033415 (2026 Parcel), 2682 Yamada Ln.

# Background



Susan Abling is requesting a vacation of easement to bring the property into compliance with the ULDC, and allow for a clear title, as her property is under contract for sale.

The subject lots are under common ownership of the Applicant, with Declaration of Unity of Title.

Property Area: 20,000 square feet.

Total area of the Utility and Drainage Easement to be vacated: ±1380 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 5<sup>th</sup> Addition plat book omits this language, a vacation of easement is required.

# Review Process


The following utility agencies have reviewed the request to vacate two (2) platted 6-foot side utility and drainage easements as per ULDC Section 2.2.17.C and, through written response, have granted approval.

Utility Review Summary	
Agency	Response
Amerigas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	None
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
If no response is received within 10 days of notification the vacation of easement request is deemed uncontested.	



# **Compliance Review**

**Staff reviewed and approved the proposed Vacation of Easement finding that the petition PVAC-25-04036**



**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-25-04036 via Resolution No. 2026-R-04.**



An aerial photograph of a river flowing through a city. The river is dark and winding, with green trees and bushes along its banks. In the background, there are residential houses and a road. The sky is clear and blue.

# **Legal Review**

**The City Attorney has reviewed the accompanying Resolution 2026-R-04 as to form and correctness.**

A decorative graphic in the bottom right corner consisting of several parallel yellow diagonal lines.





**Thank you!**