



**2682 Yamada Ln
Vacation of Easement
with
Resolution No. 2026-R-04**

Petition No. PVAC-25-04036

Presented by: The Planning & Zoning Division

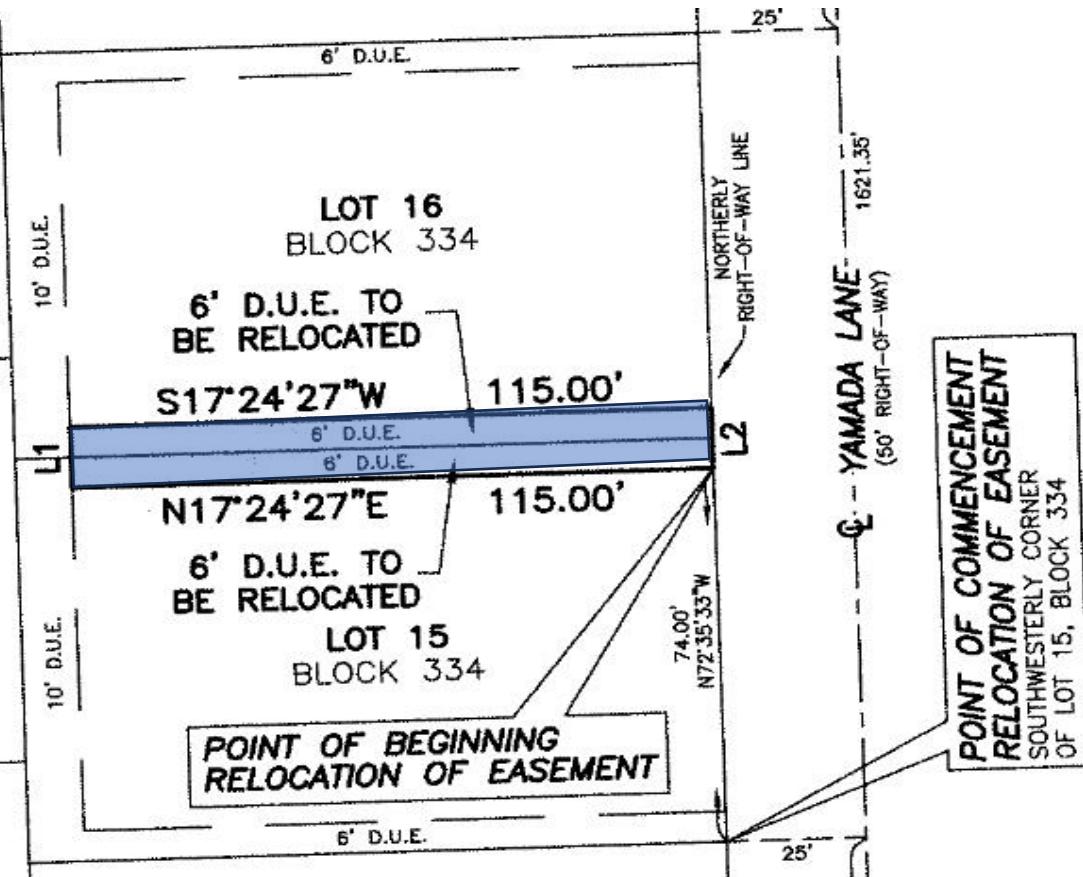
Overview

Applicant/Owner: Susan Abling.

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.

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 5th 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.

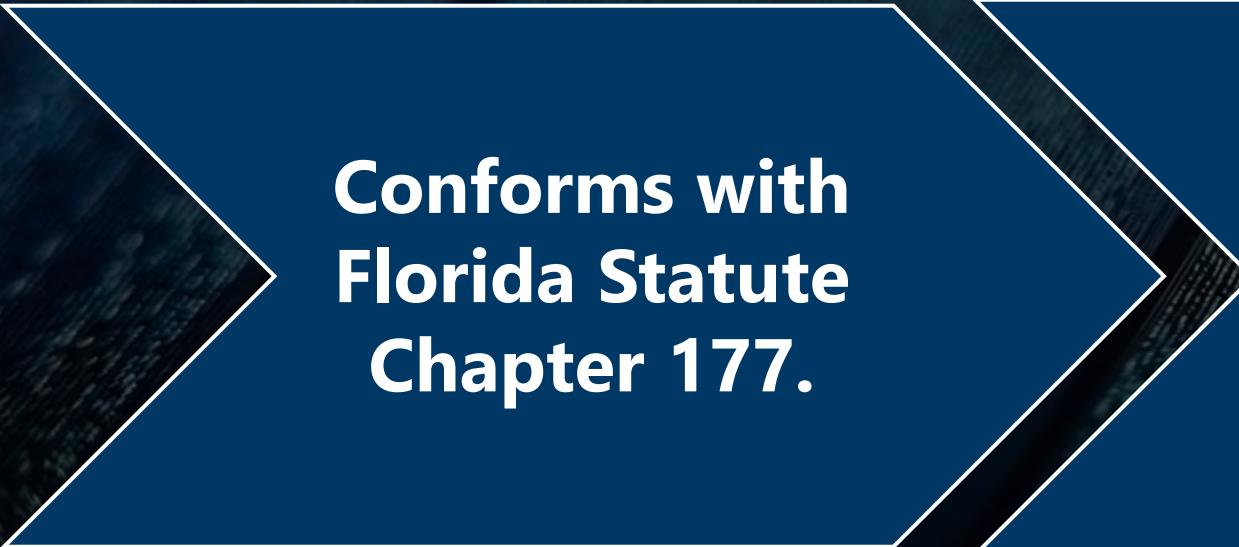
Utility Review Summary

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

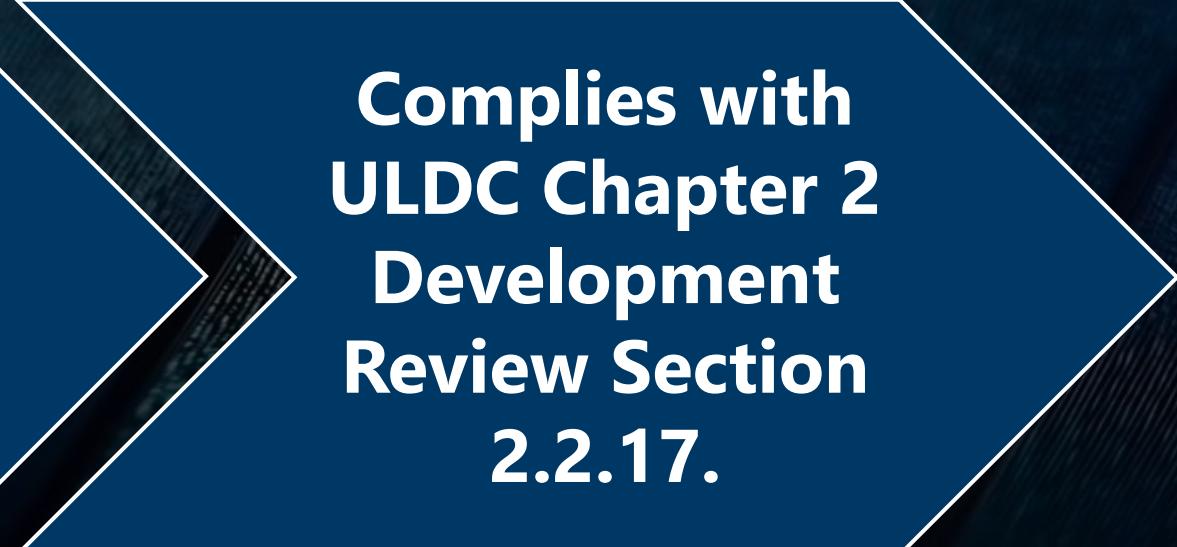
If no response is received within 10 days of notification the vacation of easement request is deemed uncontested.

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.





Legal Review

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





Thank you!