

An aerial photograph of a residential property at 1328 Eastman Circle, outlined in blue. The property is a large house with a pool and a driveway, situated next to a wooded area. The surrounding area includes a road labeled "BRANT TER" and another road labeled "EASTMAN CIR".

1328 Eastman Circle Vacation of Easement with Resolution No. 2025-R-77

Petition No. PVAC-25-01810

Presented by: The Planning & Zoning Division

Overview

Applicant: Ivan M. Dankanich

Property owner: Ivan M. Dankanich

Request: Vacate a portion of the platted rear 10-foot utility and drainage easement located on Lot 27 Block 2096, 45th Addition to the Port Charlotte Subdivision.

Location: 1134209627, 1328 Eastman Circle

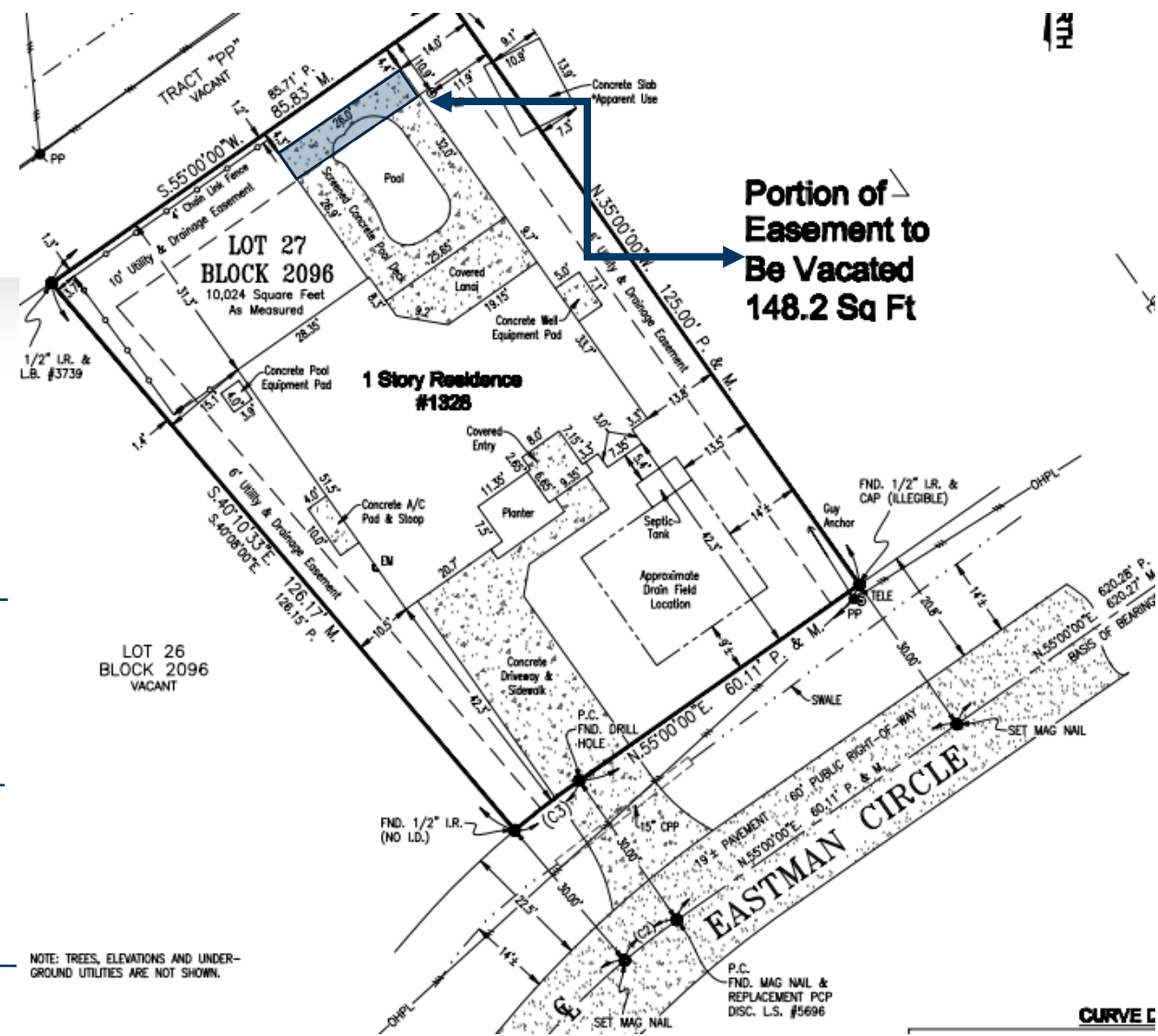
Background

Ivan Dankanich is requesting a vacation of easement to bring his property up to code. He was not notified of the existing encroachment at the time of purchase in 2023.

The home and pool built in 2005 and 2006 respectively encroach on the rear easement.

Property Area: 9,971 square feet.

Total area of the Utility and Drainage Easement to be vacated: ± 148.2 square feet.



Review Process

The following Utility providers have reviewed the request to vacation for the platted side 10-foot utility and drainage easement 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	None
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
If a Utility Agency does not respond within 10 days of notification the vacation of easement request is deemed uncontested.	

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, 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 2025-R-77 as to form and correctness.

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

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-25-01810 via Resolution No. 2025-R-77.

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



Thank you!