



1104 Napoleon Rd Vacation of Easement with

Resolution No. 2026-R-39

Petition No. PVAC-26-00468

Presented by: The Planning & Zoning Division



Overview

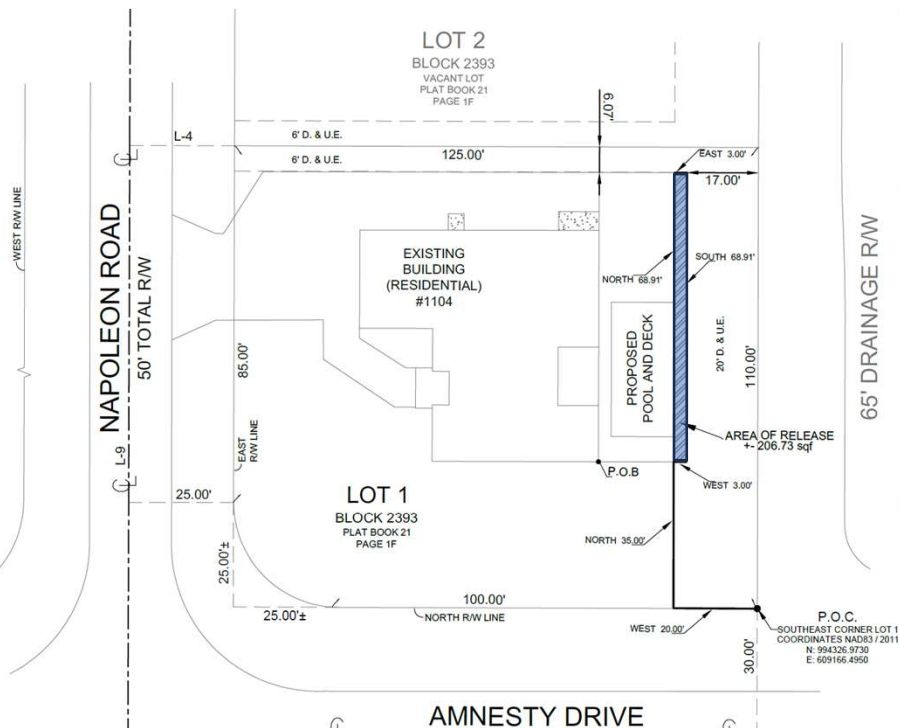
Applicant: Taina Kucht Trindade.

Owners: Rodrigo and Mika Dacosta

Request: Vacate a portion of the platted rear 20-foot utility and drainage easements (± 206.73 square feet) located at the rear lot line of Lot 1, Block 2393 of the 49th Addition to the Port Charlotte Subdivision.

Location: 1117239301 (2026 Parcel), 1104 Napoleon Rd.

Background



Taina Kucht Trindade is requesting a vacation of easement to allow for a pool deck to be built. This will bring the property into compliance with the ULDC.

Property Area: 13,616 square feet.

Total area of the Utility and Drainage Easement to be vacated: ±206.73 square feet.

Review Process

During the pool installation process the homeowners wanted to extend the deck and additional 3 feet. The original deck plan was previously approved at the 20-foot rear easement.

This extension would be limited to the deck and enclosure located in the vacated portion of the easement.

Review Process

The following utility agencies have reviewed the request to vacate the portion of the rear 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	Uncontested
Comcast/Truenet Communications	Uncontested
Florida Power and Light	Approved
Frontier	Approved
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-26-00468



**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-26-00468 via Resolution No. 2026-R-39.





Legal Review

The City Attorney has reviewed the accompanying Resolution 2026-R-39 as to form and correctness.





Thank you!