



18035 Home Run Drive

**Vacation of the Platted
Street Tree and Landscaping
Easement**

Petition No. VAC-24-104

Resolution No. 2024-R-63

Presented by: The Planning & Zoning Division



Overview

Applicant: Sam Rodgers

Property owner: Gran Place, LLC.

Request: Vacate a portion of the platted (15) fifteen-foot street tree and landscaping easement to allow the existing single-family residence to remain.

Location: 18035 Home Run Drive (PID - 0809-03-0029)

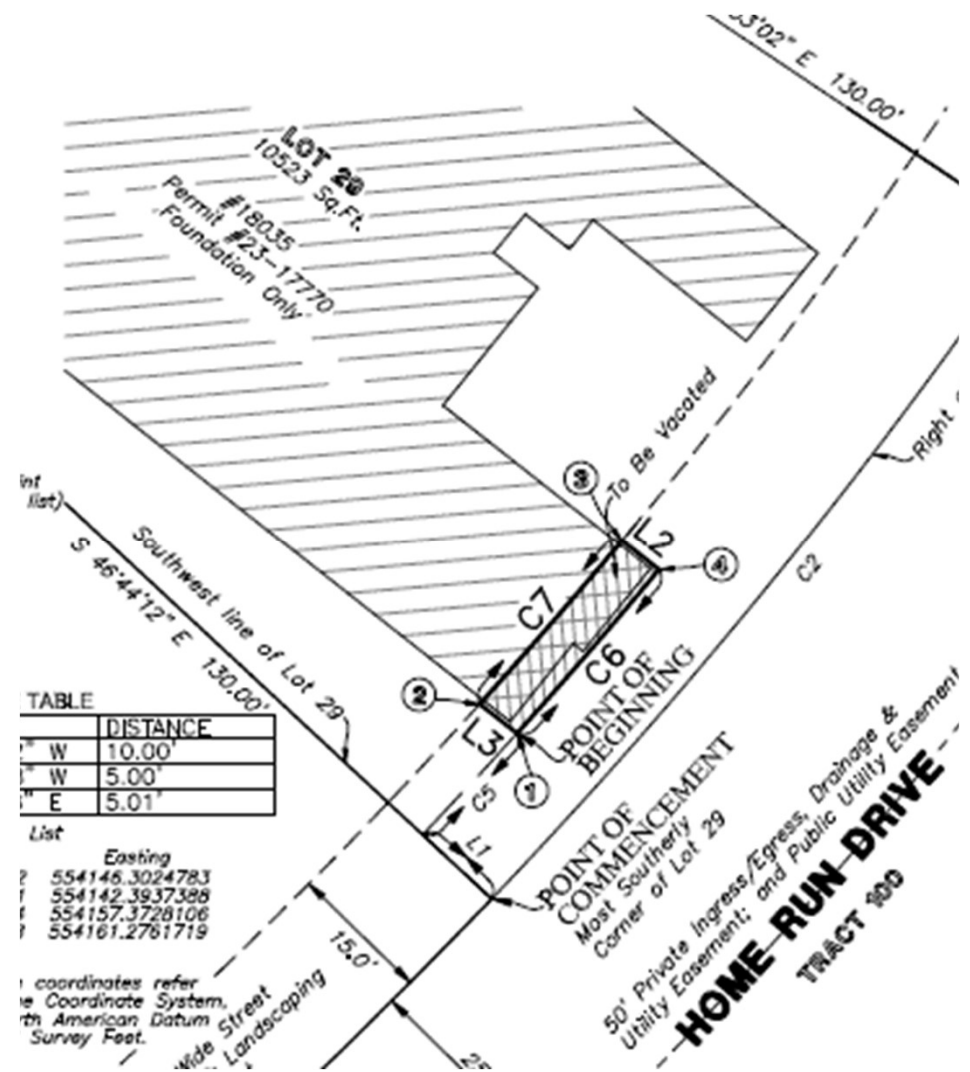
Background

Requesting to vacate a portion of the platted 15-foot street tree and landscaping easement to allow for the existing single-family residence to remain.

This easement is dedicated to the City of North Port and is also dedicated to the Homeowners Association. The developer provided a letter of approval on behalf of the Homeowners Association as the Association has not been established yet.

The Planning & Zoning Advisory Board voted unanimously to support approval of this petition.

Property size: 10,523 Square feet



Review Process

The following agencies have reviewed the request to vacate the portion of the platted 15-foot street tree and landscaping easement and, through written response, have granted their approval. No issues or concerns were raised regarding the request

Utility Review Summary	
Agency	Response
Amerigas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	None
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
The Development Services Department's standard practice is to consider an easement vacation uncontested if the Utility Agency does not respond within 10 days of notification.	

Compliance with Florida Statutes and ULDC Chapter 53 Zoning Regulations

The vacation of easement was reviewed and approved by staff for conformance with the Florida Statutes Chapter 177.

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Staff Recommendations

- The Planning & Zoning Division recommends approval of Petition No. VAC-24-104 via Resolution No. 2024-R-63





Thank you!