



2502 Pinewood Street Vacation of Easement with

Resolution No. 2025-R-78

Petition No. PVAC-25-00042

Presented by: The Planning & Zoning Division

Overview

Applicant: Renova Homes LLC

Property owner: Renova Homes LLC

Request: Vacate a portion of the platted rear 20-foot maintenance easement (±267 SQ.FT) located on Lots 19 and 20 Block 1633 of the 33rd Addition to the Port Charlotte Subdivision.

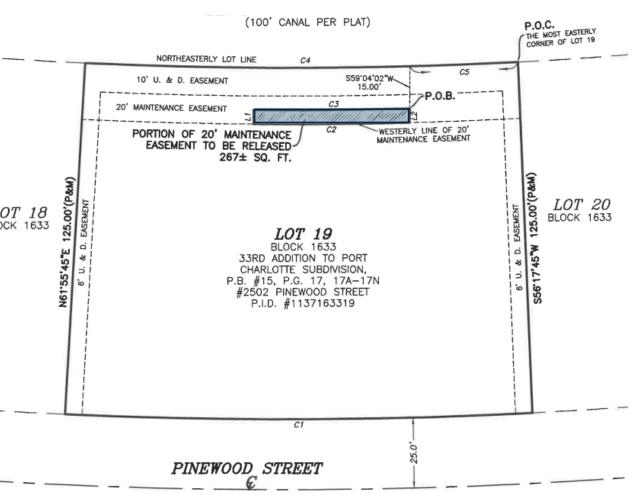
Location: 1137163319, 2502 Pinewood Street

Background

Renova Homes LLC is requesting a vacation of easement to construct an in-ground swimming pool.

Property Area: 20,002 square feet.

Total area of the Maintenance Easement to be vacated: ± 267 square feet.



Review Process

The following Utility providers have reviewed the request to vacation for a portion of the platted rear 20-foot maintenance 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 |
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If no response is received within 10 days the vacation of easement request is deemed uncontested by the utility agency.

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.



Legal Review

The City Attorney has reviewed the accompanying Resolution 2025-R-78 as to form and correctness.



Staff Recommendations

The Planning & Zoning Division recommends approval of Petition No. PVAC-25-00042 via Resolution No. 2025-R-78.

