



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.

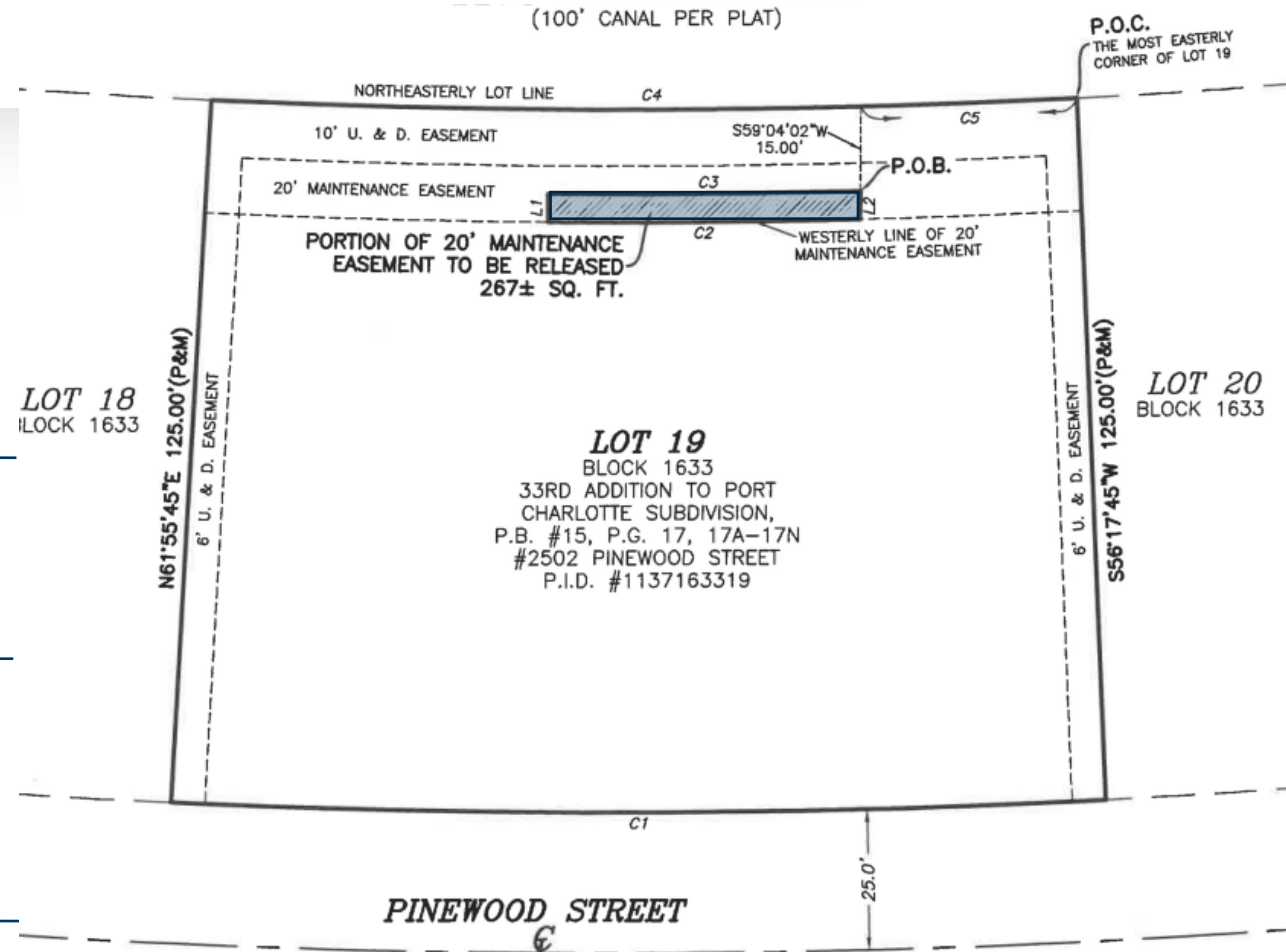
Location: 1137163319, 2502 Pinewood Street

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: $\pm$ 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
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.

An aerial photograph of a city landscape. A wide river flows from the top left towards the bottom left. The right bank of the river is lined with lush green trees and a row of multi-story residential or commercial buildings. A parking lot with several cars is visible next to the buildings. In the background, a highway with multiple lanes runs horizontally across the frame. Beyond the highway, a suburban area with houses and more trees is visible under a clear sky.

Legal Review

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

A decorative graphic in the bottom right corner consisting of several parallel yellow diagonal lines of varying lengths, creating a fan-like or sunburst effect.

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-25-00042 via Resolution No. 2025-R-78.

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



Thank you!