



CITY COUNCIL  
VP21-0016  
NOVEMBER 1, 2023

**Applicant:** Nelson M Pinney

**Owners:** Nelson M Pinney; Kim Hoa Huynh

**Location:** 1933 SE 2nd Street & 204 SE 20th Place

**Requests:**

1. Vacate 2,000 sq. ft. of street right-of-way.
2. Vacate 354 sq. ft. of platted easements in Lots 1-2 Block 1339.
3. Vacate 354 sq. ft. of platted easements in Lot 32, Block 1338.

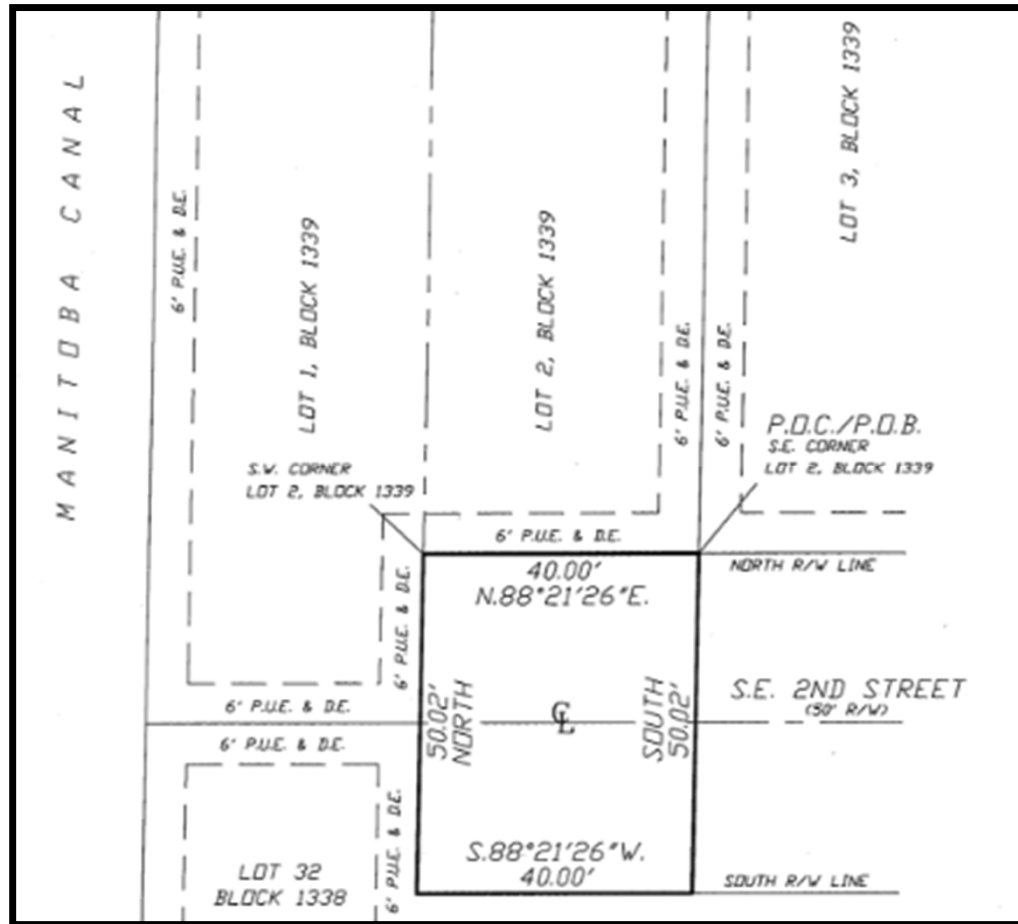
## Background:

This vacation was initiated by the owner of property at 1933 SE 2nd Street.

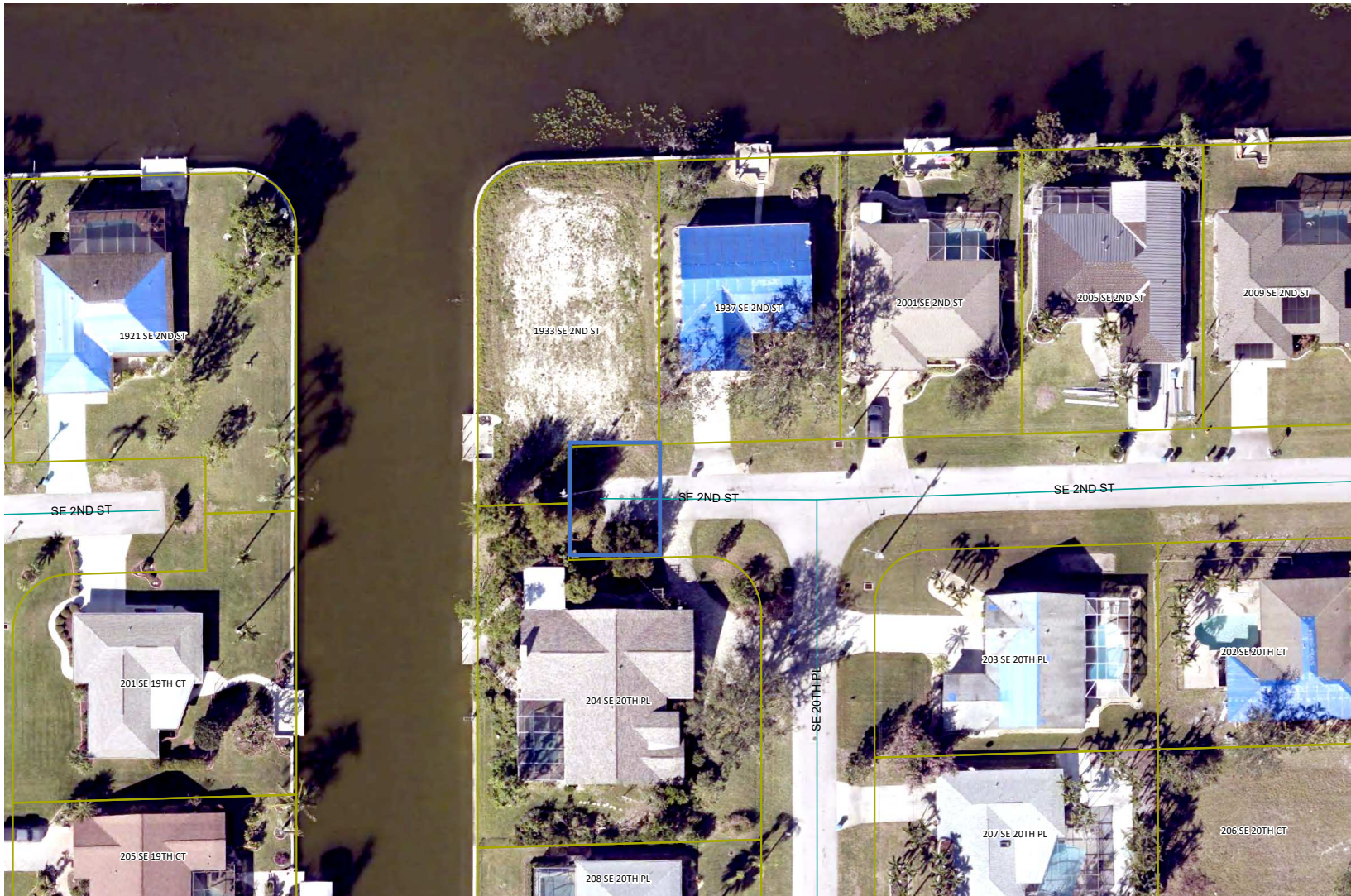
The adjacent owner at 204 SE 20th Place provided a letter of no objection to the vacation requests.

Both properties have Single-Family Residential (R-1) Zoning and a Future Land Use Classification of Single-Family (SF).

## ROW to be Vacated







## Analysis: Section 3.4.5.B

The ROW to be vacated is relatively small in area and are at the end of SE 2nd street. The ROW vacation will not eliminate access to any property.

*The easements underlying the ROW will remain. The City will also retain six-foot-wide public utility and drainage easements around each expanded site.*

*Each owner will maintain access to their respective site. No alternate routes will be required, and this vacation will not have adverse impacts to the surrounding area.*

*The vacation will not impede the ability of vehicles to turn around and exit the area.*



*All three utility providers have provided letters of no objection.*

## Recommendation:

The vacation meets all 5 standards of Section 3.4.5.B.

The Cape Coral Planning Division recommends approval of the requested vacations with conditions.

The Hearing Examiner recommends approval with the conditions in the HEX recommendation.

Thank you

