



MEMORANDUM

DATE: September 25, 2025

TO: Development Review Committee

FROM: Brandon Hatch, Planner I

THRU: Matthew West, AICP Planning Manager

SUBJECT: VE25-0002 – Vacation of Easement application to vacate the drainage and utility easement on the rear property line (South). The property is ± 0.28 acres and zoned R1-A, Single-Family Residential.

Applicant: Scott Caffaro, Property Owner and Resident.

REFERENCES: City Comprehensive Plan, Code of Ordinances Chapter 74, Code of Ordinances Section 74-21.

REQUEST: The applicant is requesting approval of Vacation of Easement application VE25-0002 to vacate the drainage and utility easement on the rear of the property at 1354 Blythe Avenue (being a six feet wide easement). Approval of this application by the Development Review Committee (DRC) Meeting will authorize the execution and recording of the Development Order.

DISCUSSION: The Vacation of Easement application was submitted to the Planning and Development Department on June 9, 2025. The initial completeness was found acceptable and was issued to be reviewed by staff who additionally conducted a site visit of the property. Over the course of multiple review cycles, discussion with utility providers and the applicant, all substantive issues have been addressed to staff's satisfaction for this application.

ANALYSIS: Staff has completed a comprehensive review of the Vacation of Easement and supporting documentation and has determined the submittal to be in compliance with the applicable requirements of the City's Land Development Code and Comprehensive Plan.

DEVELOPMENT REVIEW COMMITTEE:

The proposed Vacation of Easement complies with all relevant provisions of the City's Comprehensive Plan, and Chapter 74 of the Land Development Code. Therefore, staff recommends that the Development Review Committee recommend approval of the Vacation of Easement application VE25-0002, subject to the following conditions:

1. The applicant shall comply with all conditions outlined in the Development Order.
2. A building permit application shall be submitted to, reviewed, and approved by the Building Department for anything built or existing on the property.

LEGAL DESCRIPTION:

The south six feet of Lot 14, Block 1389, Deltona Lakes Unit Fifty-One, according to the map or plat thereof, as recorded in Map Book 28, Pages 51 and 52, of the Public Records of Volusia County, Florida.

ATTACHMENTS:

- Development Order