



# **4555 Belladonna Avenue Vacation of the Platted rear Easements with Resolution No. 2025-R-13**

Petition No. VAC-24-174

Presented by: The Planning & Zoning Division

# Overview

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Applicant: William and Jamie Swartz

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Property owner: William and Jamie Swartz

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Request: Vacate the platted rear (10) ten-foot utility and drainage easements in order to construct a pool and deck.

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Location: 4555 Belladonna Avenue (P.I.D. 0956-14-3831)

# Background

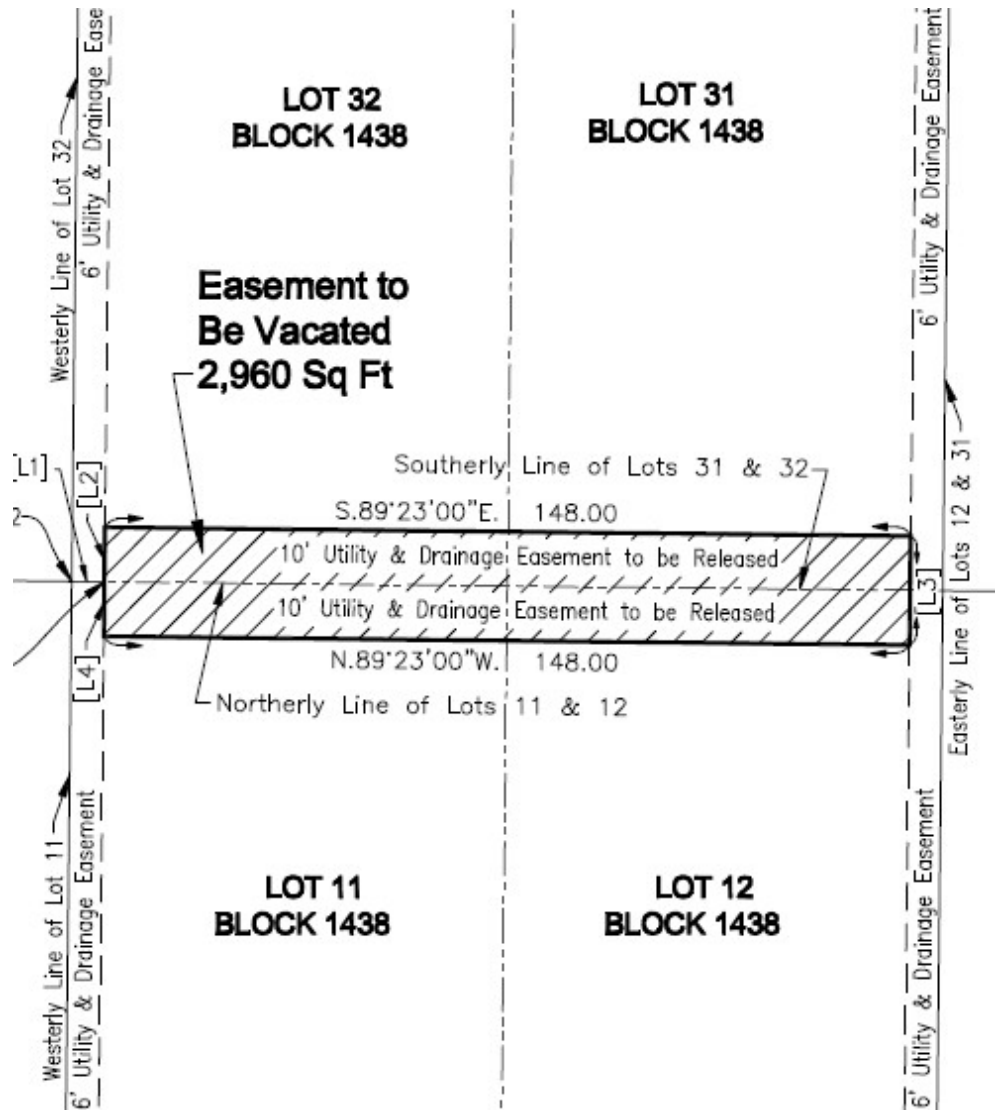
Requesting to vacate the platted rear 10-foot utility and drainage easements in order to construct a pool and deck.

The four lots have been combined through the Unity of Title process(ORI# 2024122081) in order to facilitate the construction of the pool.

Total combined property size: 39,979 Square feet

Total area of easements to be vacated: 2,960 square feet

On February 6, 2025 the Planning and Zoning Advisory Board voted 5 to 2 to recommend denial of this petition



# Review Process

The following agencies have reviewed the request to vacate the platted rear 10-foot utility and drainage 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/Truernet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved
<b>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.</b>	

# **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.**

**The vacation of easement was  
reviewed and approved by  
staff for conformance with  
ULDC Chapter 53 Zoning  
Regulations.**



# Staff Recommendations

- The Planning & Zoning Division recommends approval of Petition No. VAC-24-174 via Resolution No. 2025-R-13





**Thank you!**