



7874 Taplin Avenue Partial Vacation of the Platted rear Easement with Resolution No. 2025-R-1

Petition No. VAC-24-134

Presented by: The Planning & Zoning Division

Overview

Applicant: Shawn and Sheilarey Swallow

Property owner: Shawn and Sheilarey Swallow

Request: Vacate a portion of the platted rear (20) twenty-foot drainage maintenance easement in order to construct a pool and deck.

Location: 7874 Taplin Avenue (P.I.D. 0950-13-4513)

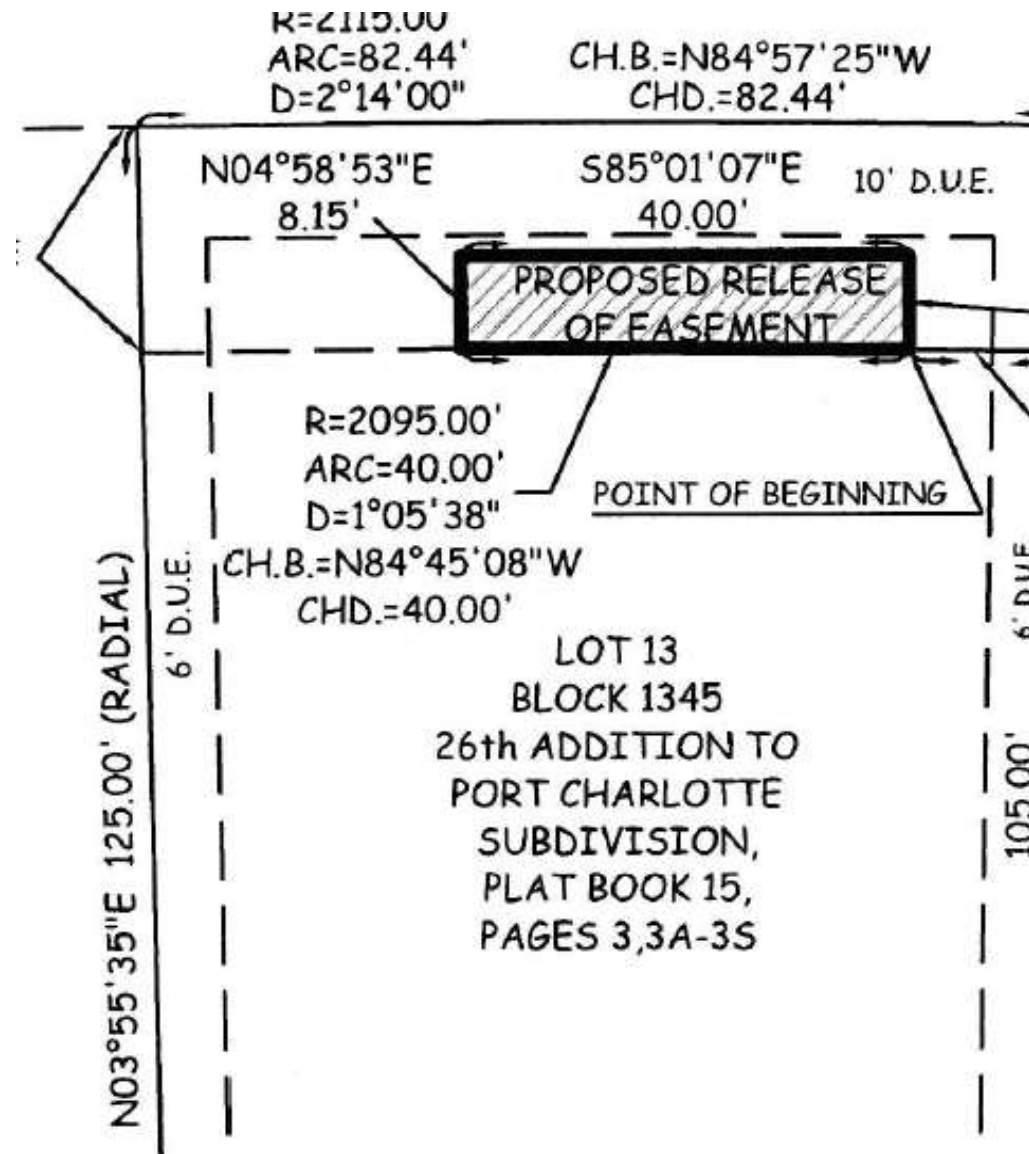
Background

Requesting to vacate a portion of the platted rear 20-foot drainage maintenance easement in order to construct a pool and deck.

The applicant is proposing to build a pool within a 25-foot by 40-foot deck. The deck will be required to meet all setback standards.

Property size: 10,000 Square feet

On December 19th the Planning and Zoning Advisory Board voted unanimously(5-0) to recommend approval of this petition.



Review Process

The following agencies have reviewed the request to vacate the portion of the platted rear 20-foot maintenance 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/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved

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.

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.

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Staff Recommendations

- The Planning & Zoning Division recommends approval of Petition No. VAC-24-134 via Resolution No. 2025-R-1





Thank you!