

**Application No.**  
**FP-15-08-03**  
**(Final Plat)**

**Applicant**  
**Port Charlotte Hotel, LLC and Port**  
**Charlotte Commercial Properties, LLC**  
**/**  
**Triangle Acres Center Lot 1 Replat**

**Quasi-Judicial**

**Commission Dist. I**



Community Development

# CHARLOTTE COUNTY

## Location Map for FP-15-08-03

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov



### 07/40/23 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-S. Yancey 7121 Date Saved: 9/21/2015 11:01:45 AM

Path: M:\Departments\GIS\Projects\Petition\_Maps\Land\_Development\2015\FP\FP-15-08-03\Supplied\shapes\PKCT\_LocationFP-15-08-03.mxd



© Copyright 2015 Port Charlotte, FL by Charlotte County

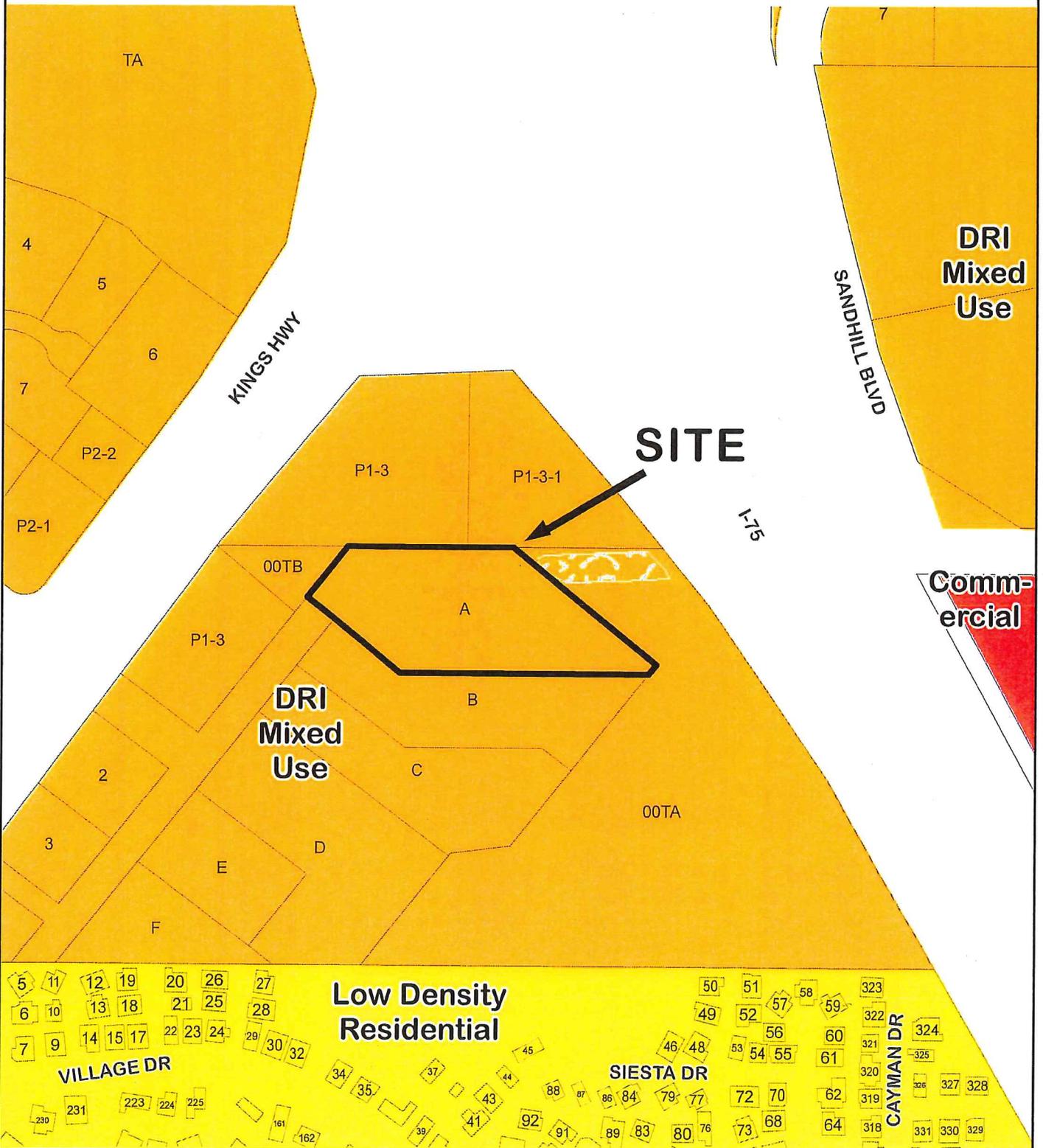


FP-15-08-03 - 2014 Aerial View



# CHARLOTTE COUNTY

## Future Land Use Map for FP-15-08-03



07/40/23 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-S. Yancey 7121 Date Saved: 9/21/2015 3:24:39 PM

Path: M:\Departments\GIS\Projects\Petition\_Maps\Land\_Development\2015\FP\FP-15-08-03\Supplidshapes\PCKT\_FlumFP-15-08-03.mxd



NOT TO SCALE



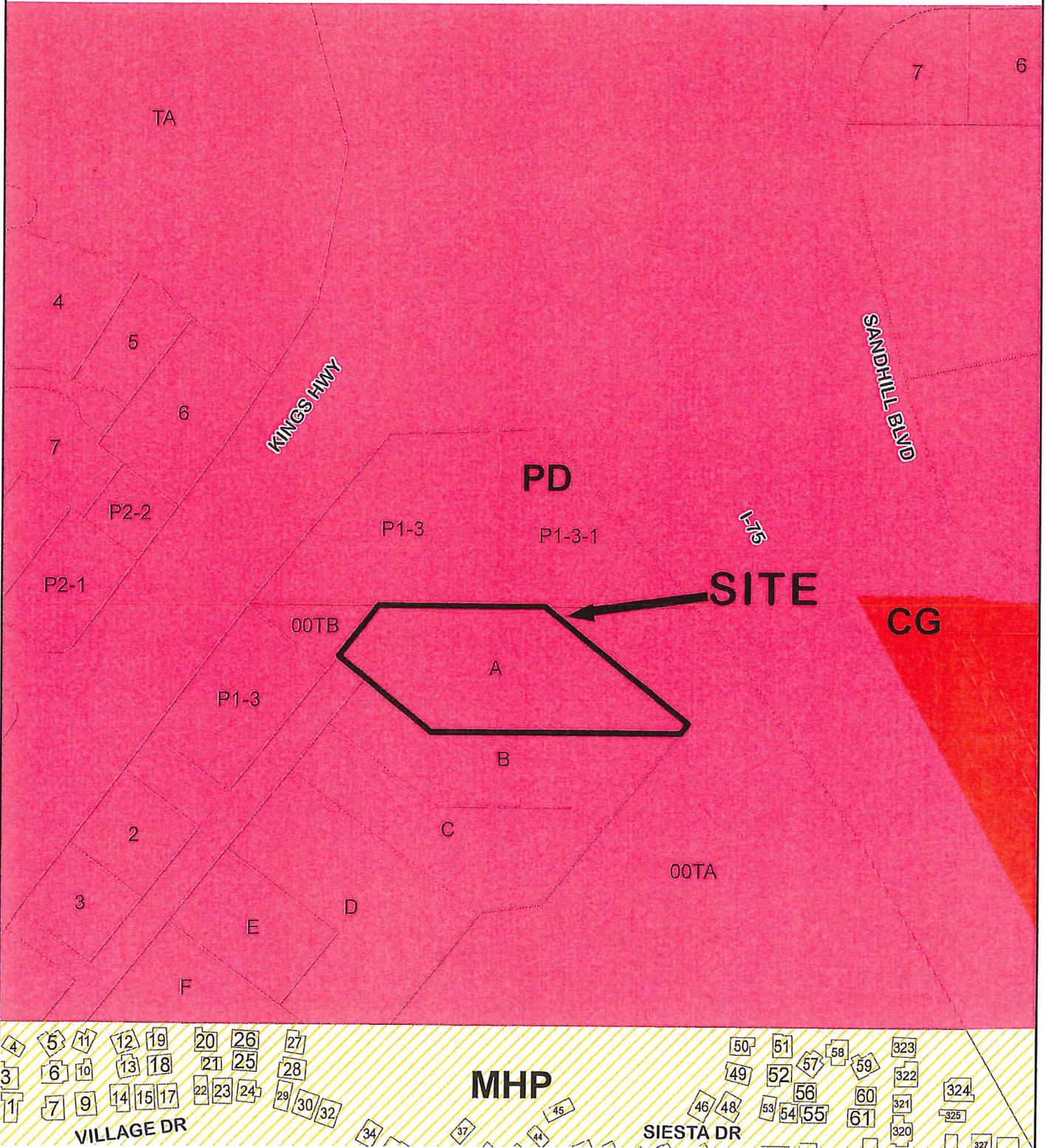
Community Development

# CHARLOTTE COUNTY Zoning Map for FP-15-08-03

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov



07/40/23 Mid County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-S. Yancey 7/12/15 Date Saved: 9/21/2015 3:25:57 PM







# Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

## MEMORANDUM

**Date:** September 30, 2015

**To:** Charlotte County Board of County Commissioners,  
Planning and Zoning Board

**From:** Steven A. Ellis, Planner II *SAE*  
Community Development / Zoning

**Subject:** FP-15-08-03, Triangle Acres

---

Port Charlotte Hotel, LLC, and Port Charlotte Commercial Properties, LLC have requested Final Plat approval for a minor subdivision to be named, Triangle Acres Center Lot 1 Replat, a replat of a portion of Triangle Acres Center as recorded in Plat Book 19, Pages 13A-13C, of the Public Records of Charlotte County, Florida. The site is 3.35 acres, more or less, and is located south and west of I-75, north of Village Drive, and east of Kings Highway, in Section 7, Township 40, Range 23, in Commission District I.

The site is located within the boundaries of the Urban Service Area and the Sandhill DRI. The Future Land Use Map designation is DRI Mixed Use. The Zoning District is Planned Development (PD). The project lies in Flood Zone X, and in Storm Surge Evacuation Zone D.

There is no construction associated with this replat. The applicant is subdividing one lot into two lots. The property is not a suitable candidate for a Land Split Determination, so a Minor Subdivision is the proper instrument for this action.

Charlotte County Utilities (CCU) disagreed with portions of the easement language on the plat documents. After much discussion, the applicant has corrected this language and supplied new mylar pages. The entire email chain regarding this matter has been reproduced in the packets that were distributed to the Planning and Zoning Board.

### Departmental Review –

**Addressing** has reviewed the application and had the following comments.

**CHARLOTTE COUNTY COMMUNITY DEVELOPMENT**  
**Zoning Division**

18400 Murdock Circle, Port Charlotte, FL 33948  
Phone: 941-764-4954 | Fax: 941-743-1598

There will be no change in the address for Lot A-1, the address will remain the same. Lot A-2 will have a new address assigned.

CCU has reviewed the application and had several comments.

[Please see enclosed email thread between CCU and the applicant.]

**Charlotte County Public Schools** has reviewed the application and had no comments.

**Comprehensive Planning** has reviewed the application and had no comments.

**Engineering** has reviewed the application and had no comments.

**Environmental Health** has reviewed the application and had no comments.

**GIS** has reviewed the application and had the following comments:

I Cogoed the description for Exhibit "A", Parcel A-2, and inserted it into my cad system. The description fit with no issues.

**LIS** has reviewed the application and had no comments.

**Land Development** has reviewed the application and had the following comments:

The applicant is subdividing one lot into two lots. The property is not a suitable candidate for a Land Split Determination, so a Minor Subdivision is the proper instrument for this action.

**Property Appraiser's Office** has reviewed the application and had no comments.

**Real Estate Services** has reviewed the application and had no comments.

**Transportation** has reviewed the application and had no comments.

**Zoning/Current Planning** has reviewed the application and had the following comments:

Subject property has an existing zoning classification of Planned Development (PD). However, the Sandhill DRI and PD require development of subject property according to the Commercial General (CG) zoning district development standards. Both proposed new commercial lots meet the minimum lot size requirement, which is 12,000 square feet of land area and a 100-foot minimum lot width. Tract "C" is not required to meet these minimum lot size requirements because its use is only for access and utilities.

Current Planning Staff finds that the proposed three lot commercial subdivision does comply with Charlotte County's future land use designation, zoning classification, and minimum lot size requirements and therefore has no objections to the proposed plat.

**Zoning/Environmental** has reviewed the application and had the following comment:

As this proposal moves forward, the Zoning/Environmental has no issues that need to be addressed.

**RECOMMENDATION**

**Community Development** recommends approval of Petition #FP-15-08-03.



# Charlotte County Government

"To exceed expectations in the delivery of public services."

[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)

## MEMORANDUM

**Date:** September 08, 2015  
**To:** Steven Ellis, Planner II  
**From:** Bill Byle, Environmental Specialist  
**Subject:** FP-15-08-03  
Triangle Acres  
PID 402307201005

---

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

The subject parcel was reviewed and approval was recommended by environmental staff through the Site Plan Review Committee review.

**If this petition is approved, the following conditions will be reviewed for compliance prior to final Site Plan Review Committee approval and the issuance of any county permits or land improvement activities.**

- ❖ As this proposal moves forward, the Environmental Review Section has no issues which need to be addressed.

Please contact me if you have any questions or need additional information (941) 743-1223.

BB

P:\ANIMAL\PLATS\2015\FP-15-08-03(Triangle Acres)bb.doc

### COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598



# Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

## MEMORANDUM

**Date:** September 1, 2015  
**To:** Steven Ellis, Planner II  
**From:** Ken Quillen, AICP, Planner III  
**Subject:** Review of proposed Preliminary & Final Plat file number: **FP-15-08-03**

The Zoning Division has the following comments regarding the proposed preliminary and final subdivision plat called "**Triangle Center Subdivision Lot "A" Replat**" located at 812 Kings Highway in Section 07, Township 40 South, Range 23 East.

**Project Summary:** This Preliminary and Final Plat proposes dividing the existing 3.35-acre lot (Lot "A") into three lots for existing and future commercial development. Lot "A-1" is for the existing La Quinta Inn & Suites, Lot "A-2" is for a future commercial development, and Tract "C" is for existing access and utility easements.

**Future Land Use Map (FLUM):** This property lies within the "Urban Service Area" and has a FLUM designation of DRI Mixed Use. Subject property is located in the Sandhill Development of Regional Impact (DRI).

**Zoning:** Subject property has an existing zoning classification of Planned Development (PD); however, the Sandhill DRI and PD require development of subject property according to the Commercial General (CG) zoning district development standards. Both proposed new commercial lots meet the minimum lot size requirement, which is 12,000 square feet of land area and a 100-foot minimum lot width. Tract "C" is not required to meet these minimum lot size requirements because it's use is only for access and utilities.

**Flood Zone:** This property has a Flood Zone classification of "**X**", which means the land lies outside of any existing flood zone. This property is also located in Zone "D" of the Storm Surge Evacuation Zones.

**Finding:** Staff finds that the proposed three lot commercial subdivision does comply with Charlotte County's future land use designation, zoning classification, and minimum lot size requirements and therefore has no objections to the proposed preliminary plat.

cc: Shaun Cullinan, Zoning Official  
File

**Community Development Department – Zoning Division**

18400 Murdock Circle, Port Charlotte, FL 33948

Phone: 941.743.1964 | Fax: 941.743.1598

## Ellis, Steven

---

**From:** Pederzoli, Gary  
**Sent:** Tuesday, August 18, 2015 11:23 AM  
**To:** Ellis, Steven  
**Subject:** RE: FP-15-08-03, Triangle Acres

Steven,

I Cogoad the description for Exhibit "A", Parcel A-2, and inserted it into my cad system. The description fit with no issues.

**From:** Ellis, Steven  
**Sent:** Monday, August 17, 2015 2:44 PM  
**To:** Matarese, Monte <[Monte.Matarese@charlottecountyfl.gov](mailto:Monte.Matarese@charlottecountyfl.gov)>; Vattikuti, Venkat <[Venkat.Vattikuti@charlottecountyfl.gov](mailto:Venkat.Vattikuti@charlottecountyfl.gov)>; Pederzoli, Gary <[Gary.Pederzoli@charlottecountyfl.gov](mailto:Gary.Pederzoli@charlottecountyfl.gov)>; Quillen, Ken <[Ken.Quillen@charlottecountyfl.gov](mailto:Ken.Quillen@charlottecountyfl.gov)>; Nocheck, Elizabeth <[Elizabeth.Nocheck@charlottecountyfl.gov](mailto:Elizabeth.Nocheck@charlottecountyfl.gov)>; Scudera, Jamie <[Jamie.Scudera@charlottecountyfl.gov](mailto:Jamie.Scudera@charlottecountyfl.gov)>; Gilbreath, Gina <[Gina.Gilbreath@charlottecountyfl.gov](mailto:Gina.Gilbreath@charlottecountyfl.gov)>; Duckworth, Richard ([richard.duckworth@yourcharlotteschools.net](mailto:richard.duckworth@yourcharlotteschools.net)) <[richard.duckworth@yourcharlotteschools.net](mailto:richard.duckworth@yourcharlotteschools.net)>; MacDonald, John <[John.MacDonald@charlottecountyfl.gov](mailto:John.MacDonald@charlottecountyfl.gov)>; Horton, Maggie <[Maggie.Horton@charlottecountyfl.gov](mailto:Maggie.Horton@charlottecountyfl.gov)>; Collins, Gerry <[Gerry.Collins@charlottecountyfl.gov](mailto:Gerry.Collins@charlottecountyfl.gov)>; Alexander, Debbie <[Debbie.Alexander@charlottecountyfl.gov](mailto:Debbie.Alexander@charlottecountyfl.gov)>; DUrso, Chris <[Chris.DUrso@charlottecountyfl.gov](mailto:Chris.DUrso@charlottecountyfl.gov)>; Hunter, Judy <[Judy.Hunter@charlottecountyfl.gov](mailto:Judy.Hunter@charlottecountyfl.gov)>; Anspach, Dawn <[Dawn.Anspach@charlottecountyfl.gov](mailto:Dawn.Anspach@charlottecountyfl.gov)>  
**Cc:** Cullinan, Shaun <[Shaun.Cullinan@charlottecountyfl.gov](mailto:Shaun.Cullinan@charlottecountyfl.gov)>; Clim, Diane <[Diane.Clim@charlottecountyfl.gov](mailto:Diane.Clim@charlottecountyfl.gov)>  
**Subject:** FP-15-08-03, Triangle Acres

Please review the attachments.

Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Voice: 941-764-4954  
Fax: 941-743-1598  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

**Ellis, Steven**

---

**From:** Alexander, Debbie  
**Sent:** Tuesday, August 18, 2015 9:41 AM  
**To:** Ouimet, Sherri; Grossman, Gary; Vattikuti, Venkat; Searfoss, Bill; Aiuto, Phil; Bliss, Karen; Ford, Steven; Carson, Robert; Ouimet, Sherri; Doll, Richard  
**Cc:** Ellis, Steven; Payette, Paul; Walter, Bradford; Stefan, Patricia; Peruyera, Carlos  
**Subject:** Preliminary Plat and Final Plat - FB-15-08-03 Triangle Acres Center - Lot 1 Replat

No comments.

**Debra F. Alexander**

Real Estate Specialist I  
Real Estate Services Division  
Budget and Administrative Services Department  
Charlotte County Government  
(941) 764-5589  
(941) 764 5591 (Fax)  
[www.Debbie.Alexander@CharlotteCountyFL.gov](mailto:www.Debbie.Alexander@CharlotteCountyFL.gov)  
"To Exceed Expectations in the Delivery of  
Public Services"

**INTEROFFICE MEMORANDUM**  
**Community Development/Land Information Section**

**To: Steven Ellis**

**FROM: Gerry Collins**  
**Address Technician**

**DATE: August 17, 2015**

**RE: Addressing Comments**  
**October 12, 2015 P&Z / November 24, 2015 BCC**

**FP-15-08-03**

**There will be no change in the address for Lot A-1, the address will remain the same. Lot A-2 will have a new address assigned. I have no other comments on this application.**

## Ellis, Steven

---

**From:** Swen, John T. <JSwen@acp-ces.com>  
**Sent:** Thursday, September 10, 2015 2:30 PM  
**To:** greg weyers  
**Cc:** Geri@mccrorylaw.com; Leonel Maresma; Menen, Joseph S.; Ellis, Steven  
**Subject:** FW: FP-15-08-03, Triangle Acres

Greg, please review the comments from CCU below and make the corrections to the plat. I will need to talk with Steve Ellis about how he would like to substitute the corrected sheets. Thanks.



John T. Swen, RLA  
Vice President  
CES/American  
1700 El Jobean Road  
Port Charlotte, Florida 33948  
Ph: (941) 629-2552  
Fax: (941) 743-8298  
EMail: [jswen@acp-ces.com](mailto:jswen@acp-ces.com)

---

**From:** Hunter, Judy [mailto:[Judy.Hunter@charlottecountyfl.gov](mailto:Judy.Hunter@charlottecountyfl.gov)]  
**Sent:** Thursday, September 10, 2015 2:26 PM  
**To:** Menen, Joseph S.  
**Cc:** Leonel Maresma; Geri Waksler; Swen, John T.; Ellis, Steven; Martindell, Mike; Bullert, Bruce  
**Subject:** RE: FP-15-08-03, Triangle Acres

As we discussed, Mike & I met with Bruce Bullert and reviewed the final plat/plan that John Swen provided via email.

On the final plat/plan there are 2 notation where the words “**assumed approximate** correct location” is used. (1) within the actual water line easement and (2) in the area of the plat limits and close to the original easement it states “CL of **assumed** easement location”. Please delete “assumed & assumed approximate”.

He also wants the water main centered in the easement with 6’ of easement on either side of the main.

If you would please also – indicate “private” in the area of the gravity service lateral just so there’s no confusion in the future as to who is responsible for maintenance of this line.

I believe once these changes are made and a new drawing is provided you’ll be good to go.

If you have additional questions/concerns, please let us know.

Judy Hunter, AA  
Engineering Services  
Charlotte County Utilities  
941.764.4539  
[Judy.hunter@charlottefl.com](mailto:Judy.hunter@charlottefl.com)

*"To Exceed Expectations in Delivery of Public Services"*

---

**From:** Menen, Joseph S. [<mailto:JMenen@acp-ces.com>]  
**Sent:** Tuesday, August 25, 2015 8:43 AM  
**To:** Hunter, Judy  
**Cc:** Leonel Maresma; Geri Waksler; Swen, John T.  
**Subject:** RE: FP-15-08-03, Triangle Acres

Good morning Judy,  
In addition to the information provided below I just wanted to confirm with you that our surveyor, Greg Wyers has compared the as-builts with the coordinates that were on the Utility as-builts that CCU provided against the above ground utility structures, i.e...fire hydrants, valves..etc., that he had located in the field and they were within inches of each other. Therefore the revised utility easements as shown on the re-plat are accurate. Let me know if you have any questions or comments?

Thanks,



**Joseph S. Menen, PE, PSM**  
**Charlotte Engineering and Surveying, Inc.**  
**1700 El Jobean Road**  
**Port Charlotte, Fl. 33948**  
**Ph. (941) 629-2552**  
**Fax (941) 743-8298**  
**Cell (941) 815-0925**  
**E-mail - [jmenen@acp-ces.com](mailto:jmenen@acp-ces.com)**

---

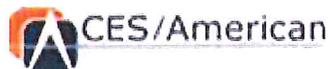
**From:** Menen, Joseph S.  
**Sent:** Friday, August 21, 2015 8:47 AM  
**To:** 'Hunter, Judy'  
**Cc:** Cullinan, Shaun; Ellis, Steven; Martindell, Mike; Bullert, Bruce; Swen, John T.; 'greg weyers'; 'Geri Waksler'; 'Leonel Maresma'  
**Subject:** RE: FP-15-08-03, Triangle Acres

Judy,  
In your latest e-mail you stated *"CCU field staff will be going on-site to locate the utilities that are in place and should be done by Wednesday, August 26, 2015. Once this work is complete, your client's surveyor needs to survey the area that has been staked to provide an exact layout of the utilities."* Please be advised that these tasks that you outlined to be done by CCU has already been performed. Our first task on this project was to coordinate with CCU, obtain the as-builts for the existing water line, confirm the existing water line location in the field and check the location of the water line against the recorded easement. I contacted Benji Hyatt over a year ago and obtained the as-builts of the existing water line ( see e-mail below to Benjie (in green) dated April 18, 2013 and attached as-builts).

You also stated that *"An assumed easement" as shown on the proposed plat is not acceptable.* It is not an assumed easement. The easement is based on utility as-builts provided by CCU and then field

verified by the surveyor. The easement and drawings were also accepted and approved by David Cain. See chain of e-mails below and David Cains approval **in red**.  
Your final statement in your e-mail *"The easements will also have to be a minimum of 15' wide and we would prefer a 20' width."* Again, the easement widths and location were previously approved by David Cain to meet CCU requirements (see chain of e-mails below and approval **in red**).

Thanks,



Joseph S. Menen, PE, PSM  
Charlotte Engineering and Surveying, Inc.  
1700 El Jobean Road  
Port Charlotte, Fl. 33948  
Ph. (941) 629-2552  
Fax (941) 743-8298  
Cell (941) 815-0925  
E-mail - [jmenen@acp-ces.com](mailto:jmenen@acp-ces.com)

**From:** Joseph S. Menen [<mailto:jmenen@charlotteeng.com>]  
**Sent:** Thursday, April 18, 2013 5:01 PM  
**To:** Hyatt, Benjie  
**Subject:** RE: La Quinta - Triangle Acres - Kings Hwy

Good morning Benji,  
I have a client who has purchased the La Quinta Hotel in Triangle Acres( see attached aerial). The new owner would like to see what he could develop on a vacant oval piece in front of the hotel. Per the attached survey, there is a water and sewer easement recorded through the middle of this vacant piece. Do you have any as-built information on the utilities (water and wastewater) for this site? Or can you direct me to the person who could help me obtain the as-builts?

Thanks.

Joseph S. Menen, PE, PSM  
President  
Charlotte Engineering and Surveying, Inc.  
1700 El Jobean Road  
Port Charlotte, Fl. 33948  
Ph. (941) 629-2552  
Fax (941) 743-8298  
Cell (941) 815-0925  
E-mail - [jmenen@charlotteeng.com](mailto:jmenen@charlotteeng.com)

**From:** Joseph S. Menen [<mailto:jmenen@charlotteeng.com>]  
**Sent:** Friday, April 19, 2013 8:09 AM  
**To:** Leonel Maresma  
**Subject:** RE: Port Charlotte Hotel - Triangle Center

Leonel,

See attached record drawing of what utilities are actually constructed in the field (obtained from CCU). I will look into the recorded easement that is shown on the survey done by Landmark. Thanks.

**Joseph S. Menen, PE, PSM**  
President  
Charlotte Engineering and Surveying, Inc.  
1700 El Jobean Road  
Port Charlotte, Fl. 33948  
Ph. (941) 629-2552  
Fax (941) 743-8298  
Cell (941) 815-0925  
E-mail - [jmenen@charlotteeng.com](mailto:jmenen@charlotteeng.com)

Mr. Menen,

The CD you sent over was reviewed and was deemed acceptable to CCU's MDR which was forwarded on to Ms. Hunter for procedural review. As the email chain has stated, there will be a Re-Plat of the property to show the "changed" easement. Please keep CCU informed as to the progress of the Re-Plat.

Respectfully,

**David E. Cain**  
Senior Design Technician  
Engineering Services  
Charlotte County Utilities  
25550 Harbor View Rd  
Port Charlotte FL 33980  
Office: 941.764.4511  
Fax: 941.764.4319  
[David.Cain@charlottecountyfl.gov](mailto:David.Cain@charlottecountyfl.gov)

<http://www.charlottecountyfl.gov/>

"To Exceed Expectations in the Delivery of Public Services"

For more information go to [CharlotteCountyFl.gov](http://CharlotteCountyFl.gov) and select [Water & Sewer](#) from the Popular Links list.

 Please consider the environment before printing this email

**From:** Menen, Joseph S. [<mailto:JMenen@acp-ces.com>]  
**Sent:** Monday, May 11, 2015 10:31 AM  
**To:** Cain, David  
**Cc:** Swen, John T.  
**Subject:** RE: Re Triangle Acres - La Quita Hotel site - Proposed Revised Utility easement

Good morning David,  
I'm just following up on the chain of e-mails below to make sure you received the Plans and CD for the Triangle Acres - La Quita Hotel site - Proposed Revised Utility easement. If you did receive it can you please let me know if everything is acceptable or let me know if you **did not** receive it? The e-mail directly below indicates that Lori Amaral had revived it in the CCU office.

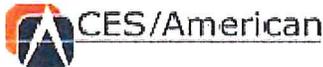
Thanks,



**Joseph S. Menen, PE, PSM**  
**Charlotte Engineering and Surveying, Inc.**  
**1700 El Jobean Road**  
**Port Charlotte, Fl. 33948**  
**Ph. (941) 629-2552**  
**Fax (941) 743-8298**  
**Cell (941) 815-0925**  
**E-mail - [jmenen@acp-ces.com](mailto:jmenen@acp-ces.com)**

**From:** Swen, John T.  
**Sent:** Tuesday, May 05, 2015 2:36 PM  
**To:** 'lori.amaral@charlottecountyfl.gov'  
**Subject:** FW: La Quinta Replat

Lori, please see the email below from Geri Waksler concerning the utility easement. The plans and CD I sent over were requested by CCU per their submittal requirements. If everything is okay we will proceed with the replat and dedication of the easement to CCU. We will then request a release of the existing easement that is in the wrong location. Thanks.



John T. Swen, RLA  
Vice President  
CES/American  
1700 El Jobean Road  
Port Charlotte, Florida 33948  
Ph: (941) 629-2552  
Fax: (941) 743-8298  
EMail: [jswen@acp-ces.com](mailto:jswen@acp-ces.com)

**From:** Geri Waksler [<mailto:Geri@mccrorylaw.com>]  
**Sent:** Monday, May 04, 2015 4:03 PM  
**To:** greg weyers; Swen, John T.  
**Cc:** Leonel Maresma; Menen, Joseph S.  
**Subject:** RE: La Quinta Replat

I've just read through the series of emails starting with Greg's, then John's reply and Greg's reply to that. I'm assuming that the easement we're submitting to CCU for review is the drawing of the new easement, which will be accurately reflected on the plat. If CCU approves it, there will be no need to actually record an easement, because it will be dedicated to CCU on the plat. There is no need to change the manner in which the easement is labeled on the plat. The dedication clearly conveys it to CCU for its use. Once the plat is approved, what will have to be submitted to CCU is a release of easement for the currently recorded easement that is in the wrong place.

Are we all on the same page?

*Geri L. Waksler*  
Of Counsel

**McCrorry Law Firm**  
309 Tamiami Trail  
Punta Gorda, FL 33950  
(941) 205-1122 (o) (941) 205-1133 (f)  
[www.mccrorrylaw.com](http://www.mccrorrylaw.com)  
[geri@mccrorrylaw.com](mailto:geri@mccrorrylaw.com)



**Wills, Trusts & Estate Planning**  
**Probate & Trust Administration**  
**Business Law • Tax Law**  
**Marital & Family Law**  
**Civil Litigation • Mediation**  
**Real Estate • Title Insurance**  
**Zoning & Land Use Law**  
**BP Oil Spill Claims**

Confidentiality Notice - This message is being sent by or on behalf of an attorney. It is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of this message.

To ensure compliance with Treasury Department regulations, we advise you that, unless otherwise expressly indicated, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or applicable state or local tax law provisions or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

**From:** greg weyers [<mailto:landmarklc1@gmail.com>]  
**Sent:** Friday, April 24, 2015 12:44 PM  
**To:** Swen, John T.  
**Cc:** Leonel Maresma; Geri Waksler; Menen, Joseph S.  
**Subject:** Re: La Quinta Replat

John, I believe that the easements and CD I gave you were to CCU requirements but I will contact. CCU next week and provide them with the description and a new CD. You had previous discussions with them so I thought you were submitting.

Greg

On Friday, April 24, 2015, Swen, John T. <[JSwen@acp-ces.com](mailto:JSwen@acp-ces.com)> wrote:

> Greg, the easement needs to be in CCU's drawing format which I emailed you earlier. If you need it again, let me know. It would be better if you dealt directly with David Cain with CCU. His contact information is below. Once it is approved by CCU then Geri would have it recorded. Concerning the other questions about the easement, I will need to defer to Geri for her opinion. Thanks.

>

>

>

> David E. Cain

>  
> Senior Design Technician  
>  
> Engineering Services  
>  
> Charlotte County Utilities  
>  
> 25550 Harbor View Rd  
>  
> Port Charlotte FL 33980  
>  
> Office: 941.764.4511  
>  
> Fax: 941.764.4319  
>  
> [David.Cain@charlottecountyfl.gov](mailto:David.Cain@charlottecountyfl.gov)

**From:** Cain, David [<mailto:David.Cain@charlottecountyfl.gov>]  
**Sent:** Wednesday, February 18, 2015 8:43 AM  
**To:** Hunter, Judy; Amaral, Lori; DURso, Chris  
**Cc:** Menen, Joseph S.  
**Subject:** RE: Re Triangle Acres - La Quita Hotel site - Proposed Revised Utility easement

The relocation of the easement looks okay to me on paper. The easements must be submitted according to the [CCU Minimum Drawing Requirements \(MDR\)](#). See attached highlighted PDF, of which must include an electronic DWG file in State Plane Feet Zone West and submitted via a EDDP according to said CCU MDR.

Thanks

**David E. Cain**  
Senior Design Technician  
Engineering Services  
Charlotte County Utilities  
25550 Harbor View Rd  
Port Charlotte FL 33980  
Office: 941.764.4511  
Fax: 941.764.4319  
[David.Cain@charlottecountyfl.gov](mailto:David.Cain@charlottecountyfl.gov)

<http://www.charlottecountyfl.gov/>

"To Exceed Expectations in the Delivery of Public Services"

For more information go to [CharlotteCountyFl.gov](http://CharlotteCountyFl.gov) and select [Water & Sewer](#) from the Popular Links list.

 Please consider the environment before printing this email

**From:** Hunter, Judy  
**Sent:** Tuesday, February 17, 2015 10:30 AM  
**To:** Cain, David  
**Subject:** FW: Re Triangle Acres - La Quita Hotel site - Proposed Revised Utility easement

Please see below email and attachments. Do you agree?

Judy Hunter, AA  
Engineering Services  
Charlotte County Utilities  
941.764.4539  
[Judy.hunter@charlottefl.com](mailto:Judy.hunter@charlottefl.com)  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

*"To Exceed Expectations in Delivery of Public Services"*

**From:** D'Urso, Chris  
**Sent:** Tuesday, February 17, 2015 8:59 AM  
**To:** Hunter, Judy  
**Cc:** Amaral, Lori  
**Subject:** FW: Re Triangle Acres - La Quita Hotel site - Proposed Revised Utility easement

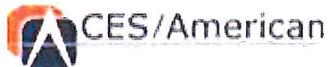
Chris J. D'Urso  
Development Coordinator  
Charlotte County Utilities  
25550 Harborview Road, Unit 1  
Port Charlotte, FL 33980  
941.883.3530 Phone  
941.764.4319 Fax

[chris.durso@charlottefl.com](mailto:chris.durso@charlottefl.com)  
<http://www.CharlotteCountyFL.com>

**From:** Menen, Joseph S. [<mailto:JMenen@acp-ces.com>]  
**Sent:** Tuesday, February 17, 2015 7:36 AM  
**To:** D'Urso, Chris  
**Cc:** Leonel Maresma; Geri Waksler; John T. Swen  
**Subject:** FW: Re Triangle Acres - La Quita Hotel site - Proposed Revised Utility easement

Good morning Chris,  
Please find attached an Exhibit which shows an existing recorded utility easement for a water line that was constructed on the LaQuinta Hotel Site in Triangle Acres. We have also shown the As-built location of this water line based on as-built state plane coordinates. As you can see from the exhibit, the recorded utility easement is not over the as-built water line. Therefore, it is being requested that the recorded easement (see attached OR 3269 P 3.pdf) be released/voided and the proposed easement (E4571 Water Line Eask.pdf) that is over the as-built water line be recorded. Let me know if this is acceptable to you?

Thanks,



Joseph S. Menen, PE, PSM

Charlotte Engineering and Surveying, Inc.  
1700 El Jobean Road  
Port Charlotte, Fl. 33948  
Ph. (941) 629-2552  
Fax (941) 743-8298  
Cell (941) 815-0925  
E-mail - [jmenen@acp-ces.com](mailto:jmenen@acp-ces.com)

---

**From:** Hunter, Judy [<mailto:Judy.Hunter@charlottecountyfl.gov>]  
**Sent:** Thursday, August 20, 2015 1:29 PM  
**To:** Menen, Joseph S.  
**Cc:** Cullinan, Shaun; Ellis, Steven; Martindell, Mike; Bullert, Bruce  
**Subject:** RE: FP-15-08-03, Triangle Acres

Joe:

CCU field staff will be going on-site to locate the utilities that are in place and should be done by Wednesday, August 26, 2015. Once this work is complete, your client's surveyor needs to survey the area that has been staked to provide an exact layout of the utilities. An "assumed easement" as shown on the proposed plat is not acceptable. The easements will also have to be a minimum of 15' wide and we would prefer a 20' width.

Either myself or Mike Martindell will telephone you at 941.629.2552 or email you when the staking is complete so that you can notify your clients surveyor.

If you have any questions, please let me know.

Judy Hunter, AA  
Engineering Services  
Charlotte County Utilities  
941.764.4539  
[Judy.hunter@charlottefl.com](mailto:Judy.hunter@charlottefl.com)  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

*"To Exceed Expectations in Delivery of Public Services"*

---

**From:** Ellis, Steven  
**Sent:** Wednesday, August 19, 2015 11:41 AM  
**To:** [jmenen@acp-ces.com](mailto:jmenen@acp-ces.com)  
**Cc:** Hunter, Judy; Cullinan, Shaun  
**Subject:** FW: FP-15-08-03, Triangle Acres  
**Importance:** High

Joe,

As you know, minor subdivisions have preliminary and final plat heard together, so there cannot be any conditions assigned. Please contact CCU to work through this issue ASAP prior to the first hearing, and CC me on the result.

Thanks,

Steven A. Ellis, Planner II

Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Voice: 941-764-4954  
Fax: 941-743-1598  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

---

**From:** Hunter, Judy  
**Sent:** Wednesday, August 19, 2015 11:31 AM  
**To:** Ellis, Steven  
**Subject:** RE: FP-15-08-03, Triangle Acres

Approved with conditions.

Conditions are: All existing utility easements shall be retained as part of this replat. CCU requires more time to verify the location of the CCU utilities and ensure the proper easements have been provided. Cooperation with the developer is required to accomplish these tasks.

Contingent upon further verification of existing CCU utility locations within existing easements and the addition of utility easements as necessary based upon work effort outlined above.

Judy Hunter, AA  
Engineering Services  
Charlotte County Utilities  
941.764.4539  
[Judy.hunter@charlottefl.com](mailto:Judy.hunter@charlottefl.com)  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

*"To Exceed Expectations in Delivery of Public Services"*

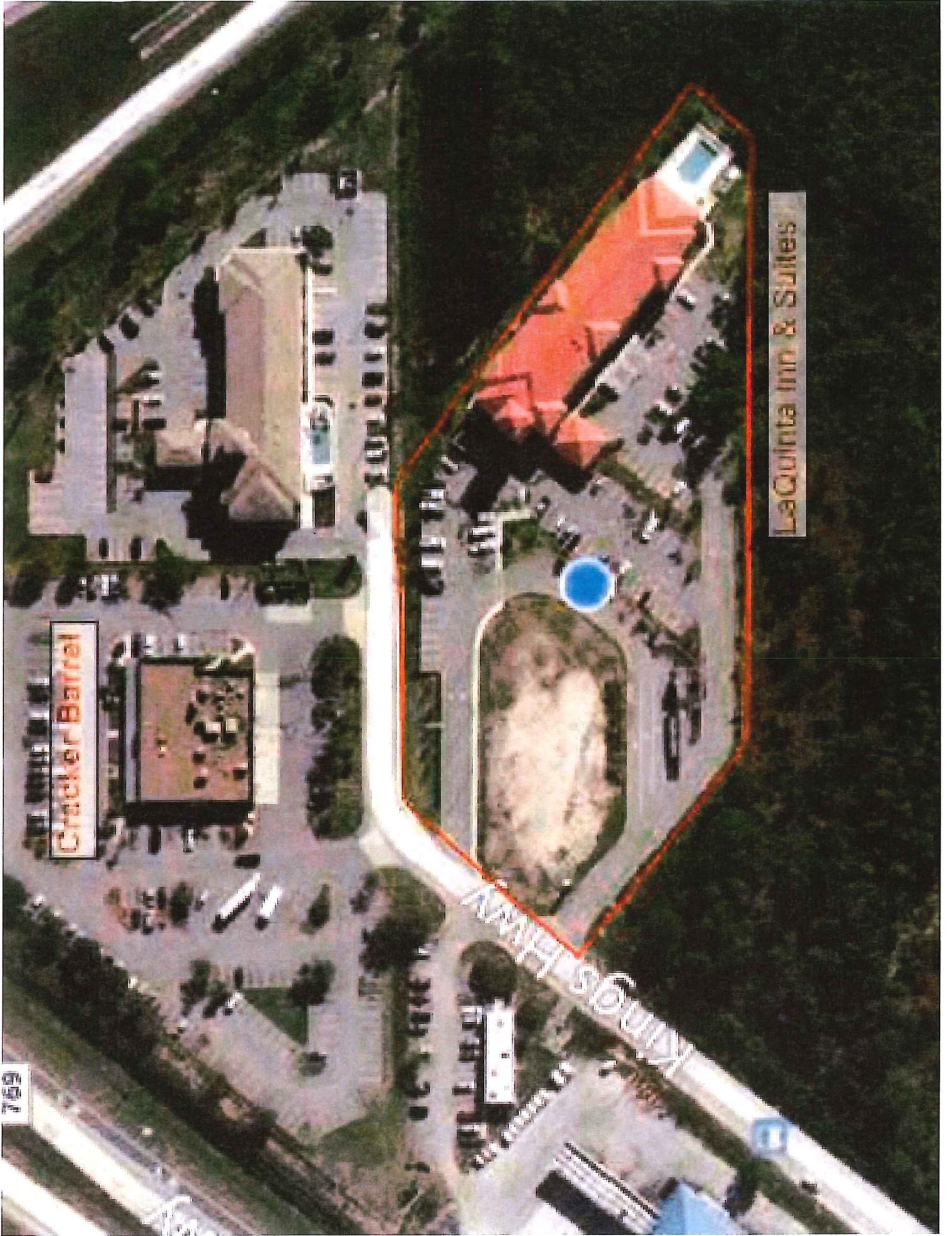
---

**From:** Ellis, Steven  
**Sent:** Monday, August 17, 2015 2:44 PM  
**To:** Matarese, Monte; Vattikuti, Venkat; Pederzolli, Gary; Quillen, Ken; Nocheck, Elizabeth; Scudera, Jamie; Gilbreath, Gina; Duckworth, Richard ([richard.duckworth@yourcharlotteschools.net](mailto:richard.duckworth@yourcharlotteschools.net)); MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; DUrso, Chris; Hunter, Judy; Anspach, Dawn  
**Cc:** Cullinan, Shaun; Clim, Diane  
**Subject:** FP-15-08-03, Triangle Acres

Please review the attachments.

Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Voice: 941-764-4954  
Fax: 941-743-1598  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)





Cracker Barrel

LaQuinta Inn & Suites

KINGS HIGHWAY

7629







CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

PRELIMINARY PLAT APPLICATION

Date Received: 8/17/15	Log-in Date: 8/17/15
Petition #: FP-15-08-03	CAP # MSD-15-00001
Receipt #: 184722	Amount Paid: \$1,493.00

1. Name of proposed subdivision: Triangle Acres Center Lot 1 Replat

2. Parties involved in the application:

A. Name of Applicant: Port Charlotte Hotel, LLC and Port Charlotte Commercial Properties, LLC

Mailing Address: 6800 Bird Road, Unit 133

City: <u>Miami</u>	State: <u>FL</u>	Zip Code: <u>33155</u>
--------------------	------------------	------------------------

Phone Number:	Fax Number:
---------------	-------------

Email Address:

B. Name of Agent: Jose M. Suriol, Manager

Mailing Address: 6800 Bird Road, Unit 133

City: <u>Miami</u>	State: <u>FL</u>	Zip Code: <u>33155</u>
--------------------	------------------	------------------------

Phone Number:	Fax Number:
---------------	-------------

Email Address:

C. Owner of Record\*: Port Charlotte Hotel LLC and Port Charlotte Commercial Properties, LLC

Mailing Address: 6800 Bird Road, Unit 133

City: <u>Miami</u>	State: <u>FL</u>	Zip Code: <u>33155</u>
--------------------	------------------	------------------------

Phone Number:	Fax Number:
---------------	-------------

Email Address:

\* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

D. Name of Surveyor: Landmark Land Consultants / Greg Weyers

Mailing Address: 2550 Place Road, Unit A

City: Englewood	State: FL	Zip Code: 34224
Phone Number: 941-475-5651		Fax Number:
Email Address:		

E. Name of Engineer: Charlotte Engineering & Surveying, Inc. / Joseph S. Menen, PE

Mailing Address: 1700 El Jobean Road

City: Port Charlotte	State: FL	Zip Code: 33948
Phone Number: 941-629-2552		Fax Number: 941-743-8298
Email Address: jmenen@acp-ces.com		

F. Name of Attorney: Geri L. Waksler / McCrory Law Firm

Mailing Address: 309 Tamiami Trail

City: Punta Gorda	State: FL	Zip Code: 33950
Phone Number: 941-205-1122		Fax Number: 941-205-1133
Email Address:		

**3. Property Location**

Section: 7 Township: 40 Range: 23

Property ID #: 402307201005 & 402307201001

Commission District: 1

**4. Total acreage:** 3.35

**5. Has the property ever been the subject of a public hearing?**

Yes  No

If yes,

<i>Hearing Held by:</i>	<i>Date:</i>	<i>Petition #:</i>
<input type="checkbox"/> Board of County Commissioners	_____	_____
<input type="checkbox"/> Planning and Zoning Board	_____	_____
<input type="checkbox"/> Board of Zoning Appeals	_____	_____
<input checked="" type="checkbox"/> Other (Describe) <u>See Exhibit "A" attached</u>	_____	_____

**ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS**

6. Has an administrative interpretation ever been applied for or received for the subject property?

Yes  No

If yes, Date: \_\_\_\_\_ Type: \_\_\_\_\_  
PROVIDE A COPY OF THIS INTERPRETATION.

7. Has this property been platted before?

Yes  No

Triangle Center - A replat of a portion of Lot 1, Triangle Acres Center Subdivision,  
If yes, in what name? lying in Section 7, Township 40 South, Range 23 East, Charlotte County, FL

Date recorded: 4/26/2005

Has the previous plat been vacated?  Yes  No

8. \*Zoning designation(s): PD

\*Future Land Use Map designation(s): DRI Mixed Use

\*if more than one, provide acreage of each

Number of lots allowed: N/A Number of lots proposed: N/A

Minimum lot size: N/A Minimum lot dimension: N/A

Total density: N/A

9. Type of proposed development:

Single family  Mobile home  Institutional

Multi-family  Commercial

Industrial  Mixed Use

10. Is any variance from the subdivision requirements anticipated or requested per Article II, Section 3-7-21, of the County Code?

Yes  No

If yes, ATTACH a description of the variance request.

11. Is this proposed plat part of a Development of Regional Impact (DRI)?

Yes  No

If yes, name the DRI: Sandhill DRI

12. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?  
 Yes  No

If yes, please specify: \_\_\_\_\_

13. What is the proposed minimum elevation of road crown and of the lots?

Road: 25.7 feet above sea level      Lots: 27.6 feet above sea level

Existing elevation ranges from an average low of 26.5 to an average high of 27.6 feet above sea level.

Elevations based on:     NGVD – 1929     NGVD – 1988

14. What type of potable water and sanitary sewer facilities will service this plat?

Wells       Septic Tanks

Central Water     Central Sewer

Attach:

- Utility letters proving service is available,
- or
- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision

15. Is development of utility infrastructure proposed prior to final plat?

Yes     No

16. Rights-of-way for this proposed subdivision are intended to be:

dedicated     private     existing dedicated roads

17. Is any excavation activity proposed as part of this subdivision?  Yes     No

If yes, indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.):

\_\_\_\_\_  
\_\_\_\_\_

18. Is the subdivision to be developed prior to the filing of the final plat?  Yes     No

If no, bonding of the infrastructure is required in a form that is acceptable to the Charlotte County Board of County Commissioners under the conditions of the Charlotte County Subdivision Regulations.

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.

ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

19. Will the subdivision be constructed in phases?  Yes  No

If yes, please specify:

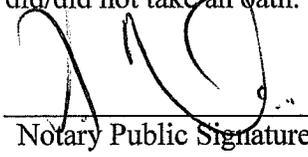
---

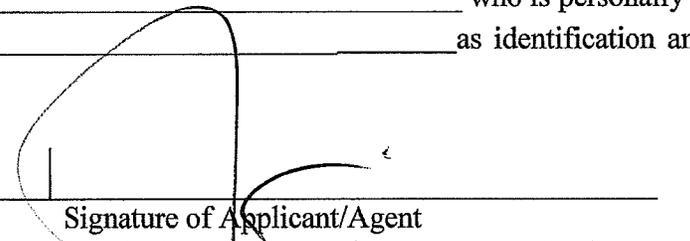
# AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 10th day of August, 2015, by Jose M. Suriol who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

  
\_\_\_\_\_  
Notary Public Signature

  
\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Notary Printed Signature

\_\_\_\_\_  
Printed Signature of Applicant/Agent  
6800 Bird Rd #133

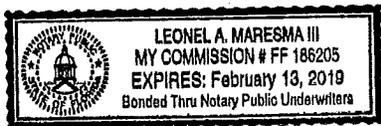
\_\_\_\_\_  
Title

\_\_\_\_\_  
Address  
Miami, FL 33155

\_\_\_\_\_  
Commission Code

\_\_\_\_\_  
City, State, Zip  
305-669-3123

\_\_\_\_\_  
Telephone Number



**PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for \_\_\_\_\_ to be the applicant for this Preliminary Plat.

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

_____ Notary Public Signature	_____ Signature of Owner
_____ Notary Printed Signature	_____ Printed Signature of Owner
_____ Title	_____ Address
_____ Commission Code	_____ City, State, Zip
	_____ Telephone Number

**APPLICANT AUTHORIZATION TO AGENT**

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Preliminary Plat of the property described and which is the subject matter of the proposed hearing.

I give authorization for \_\_\_\_\_ to be my agent for this application.

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

_____ Notary Public Signature	_____ Signature of Applicant
_____ Notary Printed Signature	_____ Printed Signature of Applicant
_____ Title	_____ Address
_____ Commission Code	_____ City, State, Zip
	_____ Telephone Number

## EXHIBIT "A"

### Petitions

Rec	Petition	Description	Project Name	Status
1	DRC-PD-80-04Q(MM)	Site Plan Review	Concept plan for Sandhill PD major modification to this particular area.	Sufficient
2	DRC-PD-80-04U(1)	Site Plan Review	Triangle Acres Center preliminary plan for master utilities and access road for three parcels; appro	Sufficient
3	DRC-PD-80-04U(2)	Site Plan Review	Triangle Acres Center final (revised) detail plan for master utilites and access road; approved with	Sufficient
4	DRC-PD-80-04VV	Site Plan Review	La Quinta preliminary and final detail plan for 75 unit hotel; approved with conditions.	Sufficient
5	DRC-PD-80-04VV(MM)	Site Plan Review		Sufficient
6	FP-04-05-09	LD - Final Plat - Construction	Triangle Acres CenterTriangle Acres Trust is requesting a Final Plat for Triangle Acres Center. Co	Approved
7	PP-04-05-09	LD - Preliminary Plat	Triangle Acres Center	Closed
8	SE-07-42	GM-BZA Special Exceptions	SE for Signage to exceed the sign height limitation to allow an 80-foot high pole sign and increase	Expired



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

FINAL PLAT APPLICATION

Date Received: 8/17/15	Date of Log-in: 8/17/15
Petition #: FP-15-08-03	CAP# MSD-15-00001
Receipt #: 184722	Amount Paid: \$1,493.00

1. Name of proposed subdivision: Triangle Acres Center Lot 1 Replat

2. Preliminary Plat Petition #: \_\_\_\_\_  
Date approved: \_\_\_\_\_

3. Parties involved in the application:  
Have any of the parties involved in this Application changed since the property received Preliminary Plat approval? \_\_\_Yes \_\_\_X No  
If yes, please explain: Preliminary and Final Plat applications have been submitted concurrently.

A. Name of Applicant: Port Charlotte Hotel, LLC and Port Charlotte Commercial Properties, LLC

Mailing Address: 6800 Bird Road, Unit 133

City: Miami State: FL Zip Code: 33155

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

B. Name of Agent: Jose M. Suriol, Manager

Mailing Address: 6800 Bird Road, Unit 133

City: Miami State: FL Zip Code: 33155

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

C. Owner of Record\*: Port Charlotte Hotel, LLC and Port Charlotte Commercial Properties, LLC

Mailing Address: 6800 Bird Road, Unit 133

City: Miami State: FL Zip Code: 33155

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

\* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

**D. Name of Surveyor:** Landmark Land Consultants / Greg Weyers

Mailing Address: 2550 Place Road, Unit A

City: Englewood	State: FL	Zip Code: 34224
-----------------	-----------	-----------------

Phone Number: 941-475-5651	Fax Number:
----------------------------	-------------

Email Address:

**E. Name of Engineer:** Charlotte Engineering & Surveying, Inc. / Joseph S. Menen, PE

Mailing Address: 1700 El Jobean Road

City: Port Charlotte	State: FL	Zip Code: 34223
----------------------	-----------	-----------------

Phone Number: 941-629-2552	Fax Number: 941-743-8298
----------------------------	--------------------------

Email Address: jmenen@acp-ces.com

**F. Name of Attorney:** Geri L. Waksler / McCrory Law Firm

Mailing Address: 309 Tamiami Trail

City: Punta Gorda	State: FL	Zip Code: 33950
-------------------	-----------	-----------------

Phone Number: 941-205-1122	Fax Number: 941-205-1133
----------------------------	--------------------------

Email Address:

4. **Property ID #:** 402307201005

5. **Has the property undergone any public hearings, other than the public hearings for the Preliminary Plat approval, since the Preliminary Plat application was submitted?**

Yes       No

If yes,

<i>Hearing Held by:</i>	<i>Date:</i>	<i>Petition #:</i>
<input type="checkbox"/> Board of County Commissioners	_____	_____
<input type="checkbox"/> Planning and Zoning Board	_____	_____
<input type="checkbox"/> Board of Zoning Appeals	_____	_____
<input checked="" type="checkbox"/> Other (Describe) <u>See Exhibit "A" attached</u>	_____	_____

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

6. Number of lots allowed: \_\_\_\_\_ Number of lots Proposed: 2

Minimum lot size previously approved in Preliminary Plat: \_\_\_\_\_

Minimum lot dimension previously approved in Preliminary Plat: \_\_\_\_\_

# AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Final Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

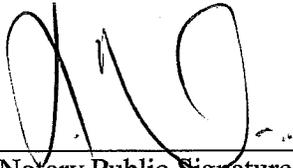
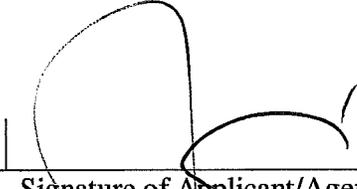
STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 10 day of August, 2015,

by Jose M. Suriol who is personally known

to me or has/have produced \_\_\_\_\_ as identification and who

did/did not take an oath.

 Notary Public Signature	 Signature of Applicant/Agent Jose M. Suriol, Manager, Port Charlotte Hotel, LLC and Port Charlotte Commercial Properties, LLC
Notary Printed Signature	Signature of Applicant/Agent 6800 Bird Rd. #133
Title	Address Miami, FL 33155
Commission Code	City, State, Zip 305 669 3123
	Telephone Number



**PROPERTY OWNER AUTHORIZATION TO APPLICANT**

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for \_\_\_\_\_ to be the applicant for this Final Plat.

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_,

by \_\_\_\_\_ who is personally

known to me or has/have produced \_\_\_\_\_ as identification

and who did/did not take an oath.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Notary Printed Signature

\_\_\_\_\_  
Printed Signature of Owner

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
Commission Code

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

**APPLICANT AUTHORIZATION TO AGENT**

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Final Plat of the property described and which is the subject matter of the proposed hearing.  
 I give authorization for \_\_\_\_\_ to be my agent for this application.

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_,  
 by \_\_\_\_\_ who is personally known  
 to me or has/have produced \_\_\_\_\_ as identification and who  
 did/did not take an oath.

Notary Public Signature	Signature of Applicant
Notary Printed Signature	Printed Signature of Applicant
Title	Address
Commission Code	City, State, Zip
	Telephone Number

## EXHIBIT "A"

### Petitions

Rec	Petition	Description	Project Name	Status
1	DRC-PD-80-04Q(MM)	Site Plan Review	Concept plan for Sandhill PD major modification to this particular area.	Sufficient
2	DRC-PD-80-04U(1)	Site Plan Review	Triangle Acres Center preliminary plan for master utilities and access road for three parcels; appro	Sufficient
3	DRC-PD-80-04U(2)	Site Plan Review	Triangle Acres Center final (revised) detail plan for master utilites and access road; approved with	Sufficient
4	DRC-PD-80-04VV	Site Plan Review	La Quinta preliminary and final detail plan for 75 unit hotel; approved with conditions.	Sufficient
5	DRC-PD-80-04VV(MM)	Site Plan Review		Sufficient
6	FP-04-05-09	LD - Final Plat - Construction	Triangle Acres CenterTriangle Acres Trust is requesting a Final Plat for Triangle Acres Center. Co	Approved
7	PP-04-05-09	LD - Preliminary Plat	Triangle Acres Center	Closed
8	SE-07-42	GM-BZA Special Exceptions	SE for Signage to exceed the sign height limitation to allow an 80-foot high pole sign and increase	Expired

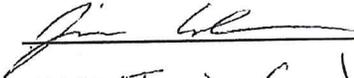
CERTIFICATE OF CONSENT TO PLAT AND DEDICATION  
BY MORTGAGE HOLDER

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2014-C16, HOLDER OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT RECORDED MAY 9, 2014 IN OFFICIAL RECORDS BOOK 3865, PAGE 755, OF CHARLOTTE COUNTY, FLORIDA, AND HOLDER OF THAT CERTAIN UCC-1 FINANCING STATEMENT RECORDED MAY 9, 2014 IN OFFICIAL RECORDS BOOK 3865, PAGE 780, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THIS CONSENT AND JOINDER IS EXECUTED BY THE UNDERSIGNED THIS 26<sup>th</sup> DAY OF JUNE, 2015.

WITNESSES:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2014-C16, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-C16

  
NAME: Jamie Carlson

By: Wells Fargo Bank, N.A., solely in its capacity as Master Servicer, as authorized under that certain Pooling and Servicing Agreement dated as of June 1, 2014

By:   
Name: Efrain Franco  
Title: Vice President / Asset Manager

  
NAME: Sheila Doyle

[NOTARY ON NEXT PAGE]

**CALIFORNIA ACKNOWLEDGMENT**

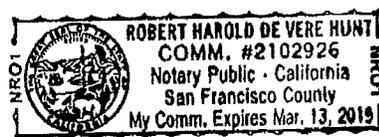
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Francisco }

On July 26, 2015, before me Robert De Vere Hunt, Notary Public, personally appeared Efrain Franco, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Robert De Vere Hunt  
Signature of Notary Public



Charlotte Engineering & Surveying, Inc.

1700 El Jobean Road  
Port Charlotte, Florida 33948  
Tel 941.629.2552 • Fax 941.743.8298  
ces@acp-ces.com • www.acp-ces.com

August 11, 2015

Mr. Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948

**Re: Triangle Center Subdivision Lot "A" Replat**

Dear Mr. Ellis:

Port Charlotte Hotel, LLC is pleased to submit the following preliminary and final plat applications and supporting documents for the replat of Triangle Center Subdivision Lot "A".

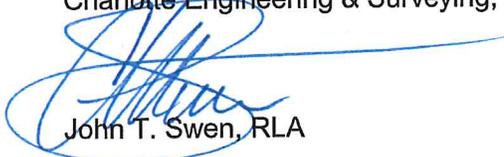
Lot "A-1" of the Triangle Center Subdivision is an existing LaQuinta Inn & Suites and includes parking and utility and drainage infrastructure. Lot "A-2" is being created for future development and any modifications to the existing site will be included in the site and development plans for the out parcel.

There are no restrictions or declaration of covenants for the property.

If you have any questions please feel free to contact me.

Sincerely,

Charlotte Engineering & Surveying, Inc.



John T. Swen, RLA

Prepared by and return to:  
Peter T. Currin, Esq.  
Williams Parker Harrison Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800

## WARRANTY DEED

THIS INDENTURE, dated May 8, 2014, by and between **PORT CHARLOTTE HOTEL, LLC**, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 6800 Bird Road #133, Miami, Florida 33155, and **PORT CHARLOTTE COMMERCIAL PROPERTIES, LLC**, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 6800 Bird Road #133, Miami, Florida 33155,

WITNESSETH: Grantor, in consideration of the sum of \$10 and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its heirs and assigns forever, the following described property situate in Charlotte County, Florida (the "Property"):

**All that property described on Exhibit "A" attached hereto**

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, easements, rights-of-way, and licenses thereunto appertaining.

Conveyance of title to the Property is subject to covenants, easements, restrictions, and reservations of record; governmental regulations; and taxes for the year 2014 and subsequent years.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever. The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Under the law of the case in *Kuro, Inc. v. Florida Dept. of Revenue*, 713 So. 2d 1021 (Fla. 2<sup>nd</sup> DCA 1998), Florida documentary stamp taxes are not required on this transfer. Grantee is an entity whose beneficial ownership is identical to that of Grantor. The property is unencumbered. Grantor has received no stock or other interest in Grantee or any other consideration for the transfer.

IN WITNESS WHEREOF, Grantor has signed this deed the date above written.

WITNESSES:

**PORT CHARLOTTE HOTEL,  
LLC**

Sharon M. O'Neil

Signature

Sharon M. O'Neil

Print Name

Peter T. Currin

Signature

PETER T. CURRIN

Print Name

By: \_\_\_\_\_

Jose M. Suriol  
As its Manager

STATE OF FLORIDA  
COUNTY OF SUMMITT

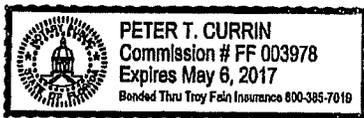
The foregoing instrument was acknowledged before me this 7 day of May 2014 by Jose M. Suriol, as Manager of **PORT CHARLOTTE HOTEL, LLC**, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

P.T.C.

Signature of Notary Public

(Notary Seal)

\_\_\_\_\_  
Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_.

IN WITNESS WHEREOF, Grantor has signed this deed the date above written.

Signature [Handwritten Signature]

Print Name Edna Garcia

Signature [Handwritten Signature]

Print Name KEITH HOELTZ

By: [Handwritten Signature]

Leonel A. Maresma, III  
As its Manager

STATE OF FLORIDA  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 7 day of May 2014 by Leonel A. Maresma, III, as Manager of **PORT CHARLOTTE HOTEL, LLC**, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced FLDL as identification. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

JOSE VIDAL  
MY COMMISSION # EE 080182  
EXPIRES: September 28, 2014  
Bonded Thru Bureau Notary Services

[Handwritten Signature]  
Signature of Notary Public

Jose Vidal  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on September 28, 2014

EXHIBIT "A"

DESCRIPTION PARCEL "A-2"

A PART OF LOT A, TRIANGLE CENTER SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 19, pages 13A, 13B, and 13C, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 1, TRIANGLE CENTER SUBDIVISION, thence South 89°40'59" East, along the North line of said Lot 1, a distance of 54.47 feet; thence South 00°19'01" West, a distance of 51.98 feet for a POINT OF BEGINNING; thence North 90°00'00" East, a distance of 147.37' to the point of curvature of a non-tangent curve to the right, from which the radius point bears South 08°52'42" West, having a radius of 53.97 feet, a central angle of 38°41'28", and chord bearing and distance of South 61°46'34" East, 35.75 feet; thence along the arc of said curve a distance of 36.44 feet to a point of tangency; thence South 42°25'50" East, a distance of 3.19 feet; thence South 34°45'21" East, 6.97 feet to a point of curvature of a curve to the right having a radius of 44.00 feet, a central angle of 61°07'20", and chord bearing and distance of South 04°11'41" East, 44.74 feet; thence along the arc of said curve a distance of 46.94 feet to a point of compound curve to the right, having a radius of 163.79 feet, a central angle of 07°48'30", and chord bearing and distance of South 30°16'14" West, 22.30 feet; thence along the arc of said curve, a distance of 22.32 feet to a point of compound curve to the right, having a radius of 45.00 feet, a central angle of 55°49'31", and chord bearing and distance of South 62°05'15" West, 42.13 feet; thence along the arc of said curve a distance of 43.84 feet to a point of tangency; thence North 90°00'00" West, a distance of 11.55 feet; thence South 38°33'28" West, a distance of 129.18 feet; thence North 51°03'03" West, a distance of 168.90 feet; thence North 38°56'57" East, a distance of 133.01 feet to the POINT OF BEGINNING, PARCEL "A-2"

July 31, 2015

Board of County Commissioners  
Charlotte County  
18500 Murdock Circle, Suite 536  
Port Charlotte, FL 33948

### PLAT CERTIFICATION REPORT

Proposed Plat of: TRIANGLE CENTER SUBDIVISION LOT "A" REPLAT

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of Public Records of Charlotte County, Florida, through July 01, 2015 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of **Port Charlotte Hotel, LLC**, a Florida limited liability company, and **Port Charlotte Commercial Properties, LLC**, a Florida limited liability company

The search has revealed the following Mortgage(s) and Liens (s):

1. Mortgage from Port Charlotte Hotel, LLC, a Florida limited liability company, to Bank of America, N.A., dated May 8, 2014 and recorded May 9, 2014 in Official Records Book 3865, Page 755, and assigned to U.S. Bank National Association, as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2014-C16 Commercial Mortgage Pass-Through Certificates, Series 2014-C16, by Assignment of Mortgage recorded in Official Records Book 3884, Page 413.
2. UCC Financing Statement from Port Charlotte Hotel, LLC, a Florida limited liability company, Debtor, to Bank of America, N.A., recorded May 9, 2014 in Official Records Book 3865, Page 780, and assigned to U.S. Bank National Association, as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2014-C16 Commercial Mortgage Pass-Through Certificates, Series 2014-C16, UCC Assignment recorded in Official Records Book 3884, Page 416.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is

being provided for the use and benefit of the above addressee only, and it may not be used or relied upon by any other party.

This report may not be used for the purpose of issuing a title insurance commitment or policy. In accordance with Section 627.7843, Florida Statutes the liability the Company may sustain for providing incorrect information in the report shall be the actual loss or damage of the addresses named above, up to a maximum amount of \$1,000.00.

File No.: 5393489

Chicago Title Insurance Company

By: \_\_\_\_\_



Ernest O. Winn, Vice President  
Authorized Signature

## Exhibit "A"

ALL OF LOT "A", TRIANGLE CENTER, according to the map or plat thereof, as recorded in Plat Book 19, pages 13A, 13B, and 13C, of the Public Records of Charlotte County, Florida.

above described property being formerly described as follows:

A parcel of land lying in Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, and being that portion of Lot 1, Triangle Acres Center, according to the plat thereof, as recorded in Plat Book 17, Pages 42A and 42B, of the Public Records of Charlotte County, Florida, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, having a State Plane Coordinate of North 975488.31 and East 639997.55 (Florida west zone nad 1983/90) (thence South 89°40'59" East, along the North line of said Lot 1, a distance of 360.74 feet; thence South 51°03'03" East, along the Easterly line of said Lot 1, a distance of 401.08 feet; thence South 38°56'57" West, along the Easterly line of said Lot 1, a distance of 26.47 feet; thence North 89°40'59" West, a distance of 341.98 feet; thence North 51°03'03" West, a distance of 259.48 feet to the westerly line of said Lot 1; thence North 38°56'57" East, along said Westerly line, a distance of 139.82 feet to the Point of Beginning. Bearings based on the North line Lot "A" TRIANGLE CENTER SUBDIVISION, P.B. 19, PAGE 13A-13C.

### NON EXCLUSIVE EASEMENT ESTATE:

Together with, as an appurtenance thereto, the non-exclusive right to use (i) the Ingress and Egress Easement, and (ii) Drainage Easement, and (iii) Tract "A" for storm water drainage, retention and hydraulic purposes, all as created, granted shown and described in the Plat of Triangle Acres Center, as recorded in Plat Book 17, at Pages 42A and 42B of the Public Records of Charlotte County, Florida and as may be further defined in the Declaration for Triangle Acres Center recorded in Official Records Book 1416, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as affected by Termination of Portion of Easement Area of Triangle Acres Center recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Fee Simple Estate, as created and set forth in Access, Drainage, Utility And Parking Easement Agreement by and between PORT CHARLOTTE COMMERCIAL PROPERTIES, LLC, a Florida limited liability company ("Hotel") recorded in Official Records Book 3865, Page 0743, of the Public Records of Charlotte County, Florida).

**SURVEYORS DESCRIPTION** (Surveyors description is based on found Permanent Reference Monuments and corners as set out and called for on the record plat for Lot "A", of TRIANGLE CENTER SUBDIVISION.)

ALL OF LOT "A", TRIANGLE CENTER, according to the map or plat thereof, as recorded in Plat Book 19, pages 13A, 13B, and 13C, of the Public Records of Charlotte County, Florida

above described property being formerly described as follows:

A parcel of land lying in Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, and being that portion of Lot 1, Triangle Acres Center, according to the plat thereof, as recorded in Plat Book 17, Pages 42A and 42B, of the Public Records of Charlotte County, Florida, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, having a State Plane Coordinate of North 975488.31 and East 639997.55 (Florida west zone nad 1983/90); thence South 89°40'59" East, along the North line of said Lot 1, a distance of 360.74 feet; thence South 51°14'08" East, along the Easterly line of said Lot 1, a distance of 400.35 feet to a found 4x4 c.m. (PRM LB 6579, thence South 38°56'58" West, along the Easterly line of said Lot 1, a distance of 26.77 feet to a found iron rod with cap LB No. 6579; thence North 89°48'02" West, a distance of 542.16 feet; thence North 51°03'03" West, a distance of 259.48 feet to the westerly line of said Lot 1; thence North 38°56'57" East, along said Westerly line, a distance of 139.82 feet to the Point of Beginning. Bearings based on the North line Lot "A" TRIANGLE CENTER SUBDIVISION, P.B. 19, PAGE 13A-13C.

**2014 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

Vickie L Potts, Charlotte County Tax Collector  
18500 Murdock Cir, Port Charlotte FL 33948-1075

Real Estate  
Property Address:  
Legal Description:

10003444552

TRE 000 0000 000A TRIANGLE CENTE  
R LOT A 0.797 AC M/L THAT POR  
See Additional Legal on Tax Roll

6 - 77867

**Parcel ID: 402307201005**

**Tax District: 108**

PORT CHARLOTTE COMMERCIAL PROP LLC  
6800 BIRD RD  
UN 133  
MIAMI FL 33155-3708



Scan the QR Code at right to  
view your tax bill from your  
web-enabled mobile phone.



- E-Check-A FREE electronic payment from your checking account.
- Credit Card - 2.5% fee or \$2.50 minimum charge for M/C, Visa, Amex, Discover

**WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE**

If postmarked by	Nov 30, 2014	Dec 31, 2014	Jan 31, 2015	Feb 28, 2015	Mar 31, 2015
<b>Discount</b>	4%	3%	2%	1%	NONE
<b>Pay this amount</b>	\$2,398.63	\$2,423.61	\$2,448.60	\$2,473.58	\$2,498.57

**AD VALOREM TAXES**

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
GREATER CHARLOTTE LIGHTING	941-743-1551	0.23870	132,914	0	132,914	31.73
LAW ENFORCEMENT	941-743-1551	2.58550	132,914	0	132,914	343.65
SANDHILL MSTU	941-743-1551	0.70620	132,914	0	132,914	93.86
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	132,914	0	132,914	5.24
ENVIRONMENTALLY SENSITIVE LAND	941-743-1551	0.20000	132,914	0	132,914	26.58
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.36580	132,914	0	132,914	48.62
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	7.36500	132,914	0	132,914	978.91
CHARLOTTE COUNTY	941-743-1551	6.30070	132,914	0	132,914	837.45
<b>TOTAL AD VALOREM</b>						<b>\$2,366.04</b>
<b>TOTAL MILLAGE RATE</b>		17.80130				

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	TELEPHONE	AMOUNT
CHARLOTTE CO FIRE RESCUE DEPT	941-743-1914	57.77
MID-CHARLOTTE STORMWATER TUL	941-743-1914	74.76
<b>TOTAL NON-AD VALOREM</b>		<b>\$132.53</b>
<b>TOTAL COMBINED TAXES AND ASSESSMENTS:</b>		<b>\$2,498.57</b>

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

For additional information please see reverse side. Save Time - Pay Online at [www.ctaxcol.com](http://www.ctaxcol.com) Email: [cctaxinfo@charlottefl.com](mailto:cctaxinfo@charlottefl.com) Phone (941) 743-1350

**2014 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS** 10003444552

**Make checks payable in U.S. funds to:**  
Charlotte County Tax Collector  
18500 Murdock Circle Port Charlotte FL 33948  
Telephone: 941-743-1350

**RETURN WITH PAYMENT**

**Parcel ID:** 402307201005  
**Owner Information:** PORT CHARLOTTE  
COMMERCIAL PROP LLC  
**Property Address:**

I am paying the following amount (check ONLY one box)  
Based on the date paid online, in the office, or postmarked:

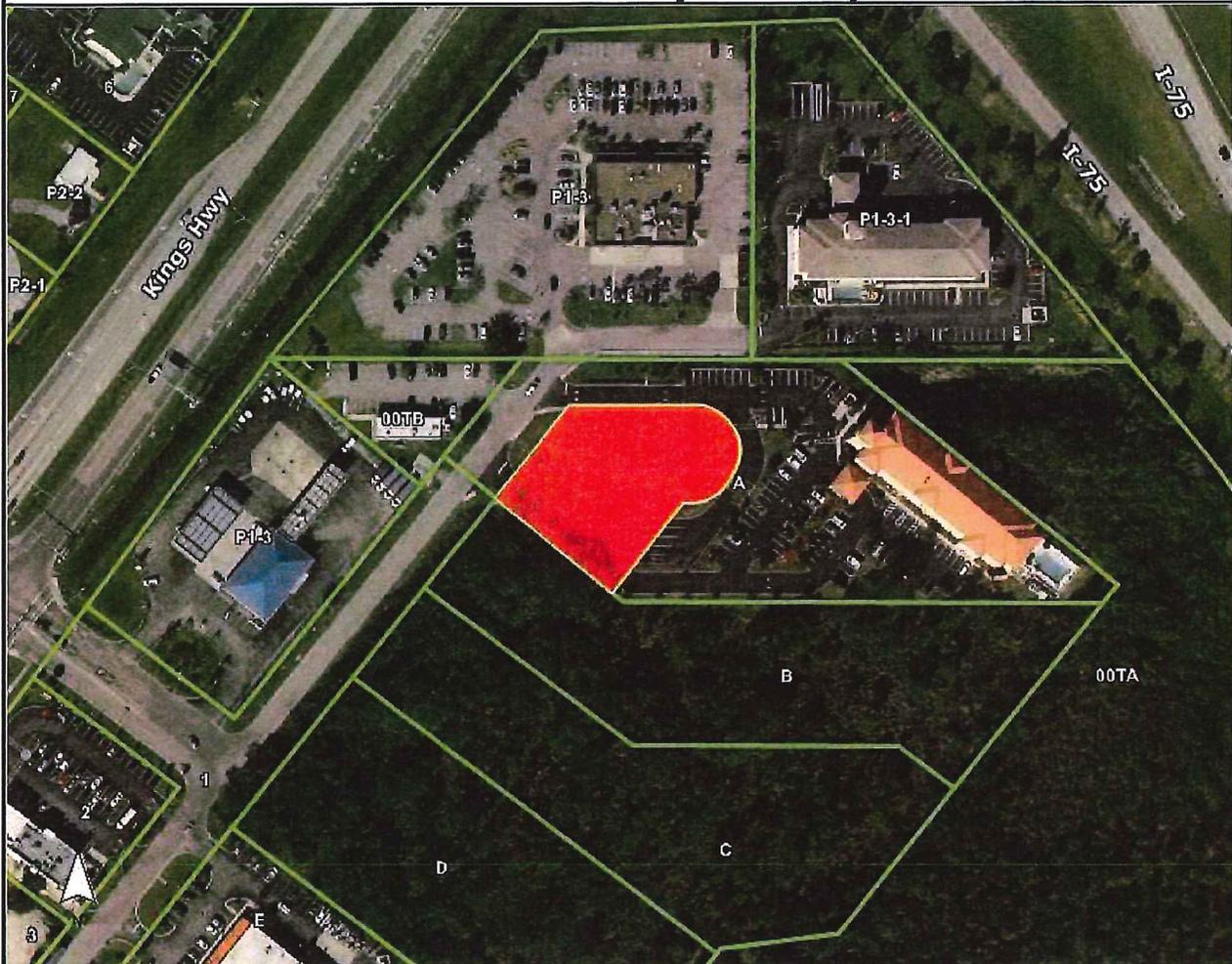
- Nov 30, 2014 (4% discount) \$2,398.63
- Dec 31, 2014 (3% discount) \$2,423.61
- Jan 31, 2015 (2% discount) \$2,448.60
- Feb 28, 2015 (1% discount) \$2,473.58
- Mar 31, 2015 (no discount) \$2,498.57

Taxes become delinquent on 4/1/2015 - Add 3%

\*\*\*\*\*PLEASE DO NOT WRITE BELOW THIS AREA \*\*\*\*\*

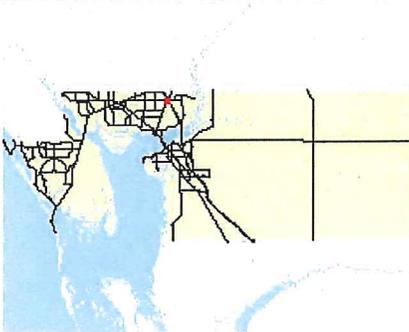
1 10003444552 2014 4

### Charlotte County GIS Map



Charlotte County GIS Department Copyright (C) 2015

0 250ft



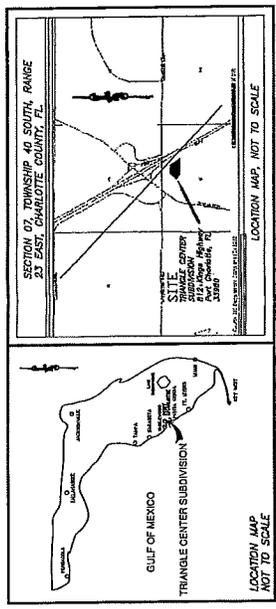
Copyright 2015  
Charlotte County GIS  
18500 Murdock Circle  
Port Charlotte, FL 33948

- Legend**
- Highlighted\_Feature
  - Selected\_Features
  - Accounts
  - Lots
  - Waterway Names

DISCLAIMER : This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise to the accuracy or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. C.C.G.I.S. maintains a record regarding the methods used to produce this map and can be furnished upon request.

# TRIANGLE CENTER SUBDIVISION LOT "A" REPLAT

SECTION 7, TOWNSHIP 40 SOUTH, RANGE 28 EAST,  
BEING A REPLAT OF LOT A, TRIANGLE CENTER SUBDIVISION,  
PLAT BOOK 19, PAGES 18A THROUGH 18C  
CHARLOTTE COUNTY, FLORIDA



**NOTICE:** The Boundaries, Easements, and other matters herein are shown for the benefit of the public and will not be maintained by Charlotte County.

This plat, as recorded in its graphic form is the official depiction of this subdivided lands described herein and will in no way be subject to any amendments or modifications by any person. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

### APPROVAL OF COUNTY ATTORNEY

I, the undersigned, hereby certify that I have examined and approved this plat for recording this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015.

\_\_\_\_\_  
 Jennifer S. Kowalton  
 Charlotte County Attorney

### APPROVAL OF COUNTY PUBLIC HEALTH UNIT

I hereby certify that the properties in this plat are to be developed utilizing a central sewer system and public water supplies under regulatory jurisdiction of the Florida Department of Environmental Protection.

\_\_\_\_\_  
 Karl Henry  
 Director  
 Charlotte County Public Health Unit

### APPROVAL OF PLANNING AND ZONING BOARD

I certify that this plat meets the requirements of the applicable Charlotte County Subdivision Regulations as modified and conforms with the Charlotte County Comprehensive Land Use Plan.

\_\_\_\_\_  
 Paula Hess  
 Chairperson  
 Charlotte County Planning and Zoning Board



### CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I, the undersigned County Engineer for Charlotte County, Florida, hereby certify that an acceptable instrument of agreement for guaranteeing satisfactory construction of all improvements in accordance with Charlotte County Subdivision Regulations has been provided. Said agreement includes conformance to all construction, zoning and drainage plans on file in the public works department and the planning and zoning board giving approval of the preliminary plat.

\_\_\_\_\_  
 Jeanne Vernon, P.E.  
 County Engineer,  
 State of Florida

### CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Professional Surveyor and Mapper, do hereby certify that this plat is a true and correct representation of the lands surveyed, and that the plat is based on a boundary survey that conforms with Florida Administrative Code Chapter 62C-17 pursuant to Section 475.027 Florida Statutes. I further certify that the survey was made under my personal supervision and that the corners were set in accordance with all the requirements of Chapter 177, Part 1, Florida Statutes and the applicable Charlotte County Regulations. Lot corners were set on May 02, 2014 and P.S.M.'s were set on April 09, 2015.

\_\_\_\_\_  
 Steven L. Ford, PSM  
 Florida Certification No. 4952  
 County Surveyor,  
 Charlotte County, Florida

### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Professional Surveyor and Mapper, hereby certify that this plat is a true and correct representation of the lands surveyed, and that the plat is based on a boundary survey that conforms with Florida Administrative Code Chapter 62C-17 pursuant to Section 475.027 Florida Statutes. I further certify that the survey was made under my personal supervision and that the corners were set in accordance with all the requirements of Chapter 177, Part 1, Florida Statutes and the applicable Charlotte County Regulations. Lot corners were set on May 02, 2014 and P.S.M.'s were set on April 09, 2015.

\_\_\_\_\_  
 Gregory F. Waynes  
 Professional Surveyor and Mapper  
 State of Florida Certificate No. 3361

### CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Charlotte, Florida this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015.

\_\_\_\_\_  
 William G. Trusek  
 Chairperson, Board of County Commissioners

### CERTIFICATE OF APPROVAL OF COUNTY CLERK

I, BARBARA T. SCOTT, County Clerk of Charlotte County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_, Public Records of Charlotte County, Florida this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015.

\_\_\_\_\_  
 Barbara T. Scott, Clerk  
 Charlotte County, Florida

By: \_\_\_\_\_

**TRIANGLE CENTER SUBDIVISION LOT "A" REPLAT**

SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST,  
BRING A REPLAT OF LOT 4, TRIANGLE CENTER SUBDIVISION,  
PLAT BOOK 19, PAGES 13A THROUGH 13C  
CHARLOTTE COUNTY, FLORIDA

**DESCRIPTION**

ALL OF LOT "A", TRIANGLE CENTER, according to the map or plat thereof, as recorded in Plat Book 19, pages 13A, 13B, and 13C, of the Public Records of Charlotte County, Florida,

above described property being formerly described as follows:

A parcel of land lying in Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, and being that portion of Lot 1, Triangle Acres Center, according to the plat thereof, as recorded in Plat Book 17, Pages 42A and 42B, of the Public Records of Charlotte County, Florida, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, having a State Plane Coordinate of North 97°49'59.31" and East 63°39'57.55" (Florida West Zone NAD 1983/90) thence South 89°40'59" East, along the North line of said Lot 1, a distance of 360.74 feet; thence South 51°03'03" East, along the Eastern line of said Lot 1, a distance of 401.05 feet; thence South 39°55'57" West, along the Eastern line of said Lot 1, a distance of 241.47 feet; thence North 89°40'59" West, a distance of 291.49 feet to the westerly line of said Lot 1; thence North 38°56'57" East, along said westerly line, a distance of 139.62 feet to the Point of Beginning. Bearings based on the North line Lot "A", TRIANGLE CENTER SUBDIVISION, P.B. 19, PAGE 13A-13C.

**NON EXCLUSIVE EASEMENT ESTATE:**

Together with, as an appurtenance thereto, the non-exclusive right to use (i) The Ingress and Egress Easement, and (ii) Parcel "A" Easement, both as recorded in the Plat of Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida and as may be further defined in the Declaration for Triangle Acres Center recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

Together with non-exclusive easements for the benefit of the above-described Simple Estate, as created and set forth in the Declaration for Triangle Acres Center, recorded in Plat Book 17, of Pages 42A and 42B of the Public Records of Charlotte County, Florida, as recorded in the Plat of Triangle Acres Center, recorded in Official Records Book 1418, Page 347 and amendment recorded in Official Records Book 1706, Page 1125, as effected by Official Record of Florida of Charlotte County, Florida, recorded in Official Records Book 1944, Page 1527, all of the Public Records of Charlotte County, Florida.

**SURVEYORS NOTES:**

Bearings shown are based on the North line of Lot "A", TRIANGLE CENTER SUBDIVISION, as S.89°40'59" E. per record plat recorded in Plat Book 19, Pages 13A-13C.

Elevations shown are based on Charlotte Engineering concrete monument labeled, "Charlotte Eng. PLS 4909 Elevation 25.54'" as shown on plat.

State Plane Coordinates are Ft. West Zone NORTH AMERICAN DATUM (NAD) 1983/90 as shown on the record plat of TRIANGLE CENTER Subdivision as recorded in Plat Book 19, Pages 13A-13C of the Public Records of Charlotte County, Florida.

**EASEMENT DEDICATION**

Lot line easements for the installation, maintenance and operation of drainage and utilities are shown on the graphic portion of this plat. Where more than one lot is to be used as a building site, the side and rear easements shall expire and be carried by the exterior boundary of the site. Lot lines along 75' ingress, egress, drainage and utility easement shall not be subject to any additional easements.

NOTICE: The Roadways, Easements, and Stormwater Management Facilities on this plat are private and will not be maintained by Charlotte County.

This plat, as recorded in its graphic form is the official depiction of the subdivision lands described herein and will in no circumstances be supplemented in any way by any other plat or map. Any additional restrictions that are not recorded on this plat that may be found in the public records of this county.



**TRIANGLE CENTER SUBDIVISION LOT "A" REPLAT**  
 SECTION 7, TOWNSHIP 40 SOUTH, RANGE 28 EAST,  
 BEING A REPLAT OF LOT 4, TRIANGLE CENTER SUBDIVISION,  
 PLAT BOOK 19, PAGES 134 THROUGH 138  
 CHARLOTTE COUNTY, FLORIDA

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA  
 COUNTY OF CHARLOTTE

PORT CHARLOTTE HOTEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PORT CHARLOTTE COMMERCIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY TOGETHER THE "DECLARANTS" HEREBY RESERVE UNTO THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS ALL RIGHTS AND INTERESTS IN AND TO THE REAL PROPERTY DESCRIBED IN THIS TRIANGLE CENTER SUBDIVISION LOT "A" REPLAT PLAT, A SUBDIVISION Lying IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 28 EAST, CHARLOTTE COUNTY, FLORIDA, AND HEREBY DEDICATE THE FOLLOWING TRACTS AND EASEMENTS:

1. DECLARANTS DO HEREBY RESERVE UNTO DECLARANTS AND UNTO THE REAL PROPERTY OWNERS AND OCCUPANTS OF THE REAL PROPERTY DESCRIBED IN THIS TRIANGLE CENTER SUBDIVISION LOT "A" REPLAT PLAT, A SUBDIVISION (COLLECTIVELY, THE "GRANTEES") A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "C" FOR ROAD RIGHT OF WAY, INGRESS, EGRESS, DRAINAGE AND UTILITIES.
2. DECLARANTS DO HEREBY RESERVE UNTO DECLARANT AND UNTO THE GRANTEE THE 33.00' INGRESS/EGRESS EASEMENT FOR INGRESS AND EGRESS.
3. DECLARANTS DO HEREBY RESERVE UNTO DECLARANTS AND UNTO THE REAL PROPERTY OWNERS AND OCCUPANTS OF THE REAL PROPERTY DESCRIBED IN THIS TRIANGLE CENTER SUBDIVISION LOT "A" REPLAT PLAT, A SUBDIVISION, A 20.00'x20.00' EXCLUSIVE SIGN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF SIGNS.
4. DECLARANTS DO HEREBY DEDICATE THE 10.00' WATER EASEMENT TO CHARLOTTE COUNTY UTILITIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ITS WATER FACILITIES.

IT IS NOT THE INTENT OF THE OWNER TO DEDICATE TO THE GENERAL PUBLIC THE PUBLIC UTILITIES OR THE OTHER EASEMENTS SHOWN ON THIS PLAN, OTHER THAN AS DESCRIBED IN THIS DEDICATION.

IT IS ALSO NOT THE INTENT OF THE OWNER BY EXECUTING THIS CERTIFICATE OF OWNERSHIP AND DEDICATION TO MAKE ANY AFFIRMATIVE GRANT, OR TO CREATE ANY RIGHT, INTEREST OR EASEMENT IN ANY PUBLIC UTILITY OR ANY OTHER PUBLIC UTILITY ASSOCIATION OTHER THAN AS DESCRIBED IN THIS DEDICATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET ITS HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

WITNESSES:  
 \_\_\_\_\_  
 PORT CHARLOTTE HOTEL, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY  
 BY: JOSE M. SURIEL, MANAGER

NAME: \_\_\_\_\_  
 NAME: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)**

STATE OF FLORIDA  
 COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY JOSE M. SURIEL, AS MANAGER OF CHARLOTTE COMMERCIAL PROPERTIES, LLC, WHO DID NOT TAKE AN OATH.

SIGNATURE OF NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 COMMISSION No. \_\_\_\_\_

OR PRODUCED IDENTIFICATION  
 OR PRODUCED IDENTIFICATION \_\_\_\_\_  
 BY: JOSE M. SURIEL, MANAGER

WITNESSES:  
 \_\_\_\_\_  
 PORT CHARLOTTE COMMERCIAL PROPERTIES, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY  
 BY: JOSE M. SURIEL, MANAGER

NAME: \_\_\_\_\_  
 NAME: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY JOSE M. SURIEL, AS MANAGER OF PORT CHARLOTTE HOTEL, LLC, WHO DID NOT TAKE AN OATH.

SIGNATURE OF NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 COMMISSION No. \_\_\_\_\_

OR PRODUCED IDENTIFICATION  
 OR PRODUCED IDENTIFICATION \_\_\_\_\_  
 BY: JOSE M. SURIEL, MANAGER

WITNESSES:  
 \_\_\_\_\_  
 PORT CHARLOTTE HOTEL, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY  
 BY: JOSE M. SURIEL, MANAGER

NAME: \_\_\_\_\_  
 NAME: \_\_\_\_\_

**NOTICE: The Roadways, Easements, and Stormwater Management Facilities create, are shown, and will not be maintained by Charlotte County.**

This plat, as recorded, is in the digital form is the official depiction of the subdivision land described herein and will, in no circumstances be replaced by a paper plat. There may be additional digital information that are not recorded on this plat. Any such information may be found in the public records of this county.



