



Charlotte County Government

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

www.CharlotteCountyFL.com

MEMORANDUM

Date: April 23, 2013
To: Planning and Zoning Board
From: Steven A. Ellis, Planner II *SAE*
Community Development
RE: PP-05-01-02, River Haven Estates
Two-Year Extension of Preliminary Plat

Richard W. Arnold, Flagship Builders & Developers, is requesting a two-year extension of the Preliminary Plat approval for River Haven Estates Subdivision, Petition PP-05-01-02. This project received preliminary approval from the Board of County Commissioners on April 19, 2005. A one-year extension was granted by the Planning and Zoning Board on April 9, 2007, a second one-year extension was granted on April 14, 2008, a third one-year extension was granted on May 11, 2009, and a two-year extension on May 9, 2011. The property is in Section 8, Township 40 South, Range 21, located north of Markham Avenue, east of Apollo Waterway, south of Hughes Avenue and west of Casper Street, in Commission District IV.

The site consists of 22.5 acres, more or less, for 32 single family lots. Since the project construction has not yet been completed, the applicant is requesting a one-year extension in order to complete it.

Charlotte County Code Section 3-7-33, **Limit of Approval**, states, "The preliminary plat approval shall be voided if construction work is not substantially completed, as determined by the county engineer, within two (2) years after approval of preliminary plat, unless an extension is requested from and granted by the planning and zoning board. "Substantially complete" means the commencement and diligent prosecution of construction and installation of required improvements to completion. If construction activity and development ceases for a period of two (2) years, the approval is void and the applicant must file for a new approval and pay the current fee."

The project is still in the permitting stages, and no construction has started. Due to the continued poor economic conditions, the applicant is requesting more time to complete construction of the infrastructure of this project.

Community Development recommends approval of a two-year extension of the Preliminary Plat for River Haven Estates, PP-05-01-02.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning

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



Community Development

CHARLOTTE COUNTY Location Map for PP-05-01-02

Charlotte County Government

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

www.CharlotteCountyFL.com



08/40/21 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--D. Vance Date Saved: 4/9/2013 2:16:35 PM

Path: M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2013\PP-05-01-02\PKCT_Location_PP050102.mxd



NOT TO SCALE

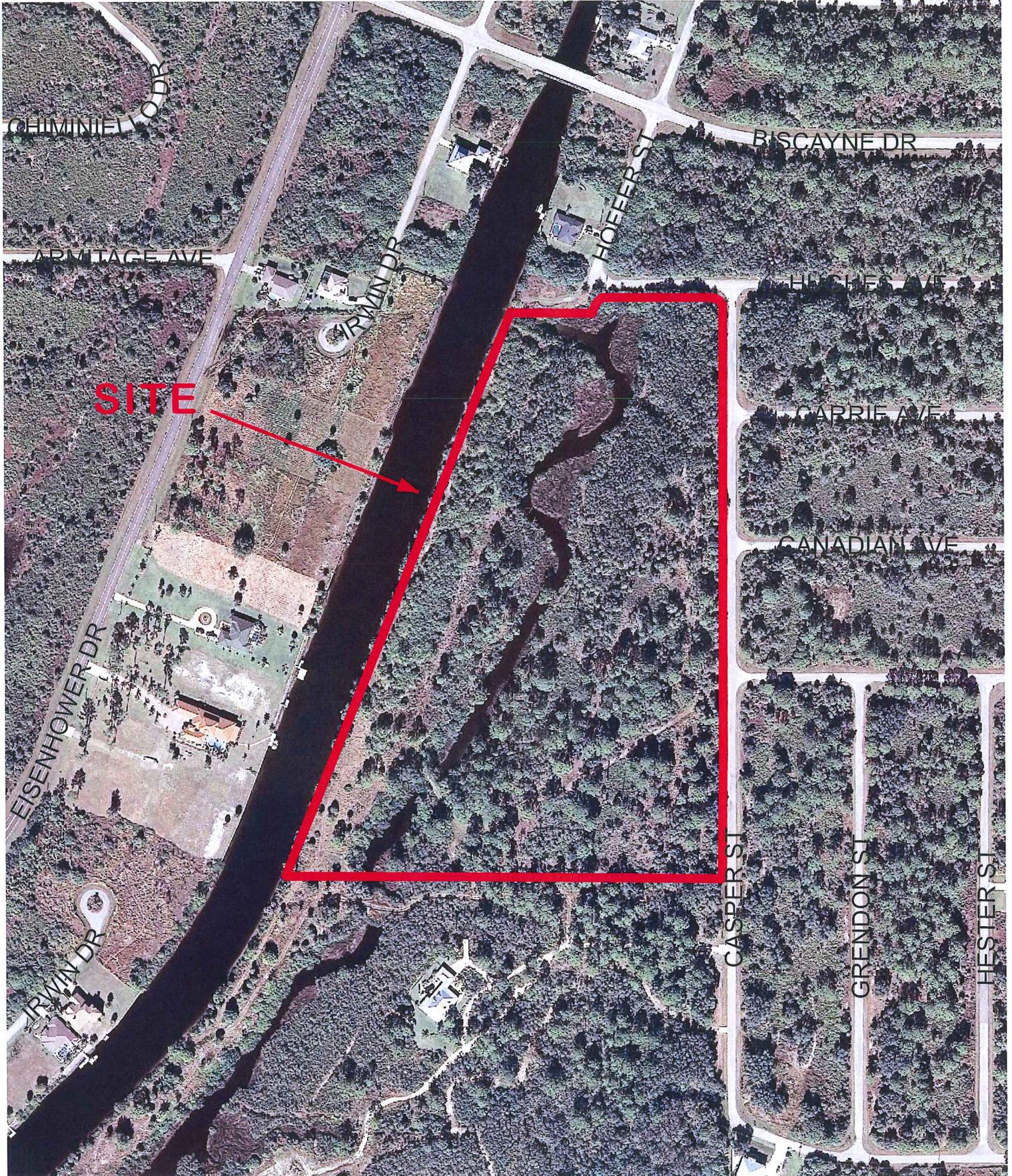
© Copyright 2013 Port Charlotte, FL by Charlotte County



Open for Business

FP-05-01-02
FLAGSHIP BUILDERS & DEVELOPERS
RIVER HAVEN ESTATES
Aerial Map

Map Prepared By
Charlotte County
Building and
Growth Management



SITE

8/40/21 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 as to its use. This is not a survey, nor is it to be used for design. Created 03-29-2011





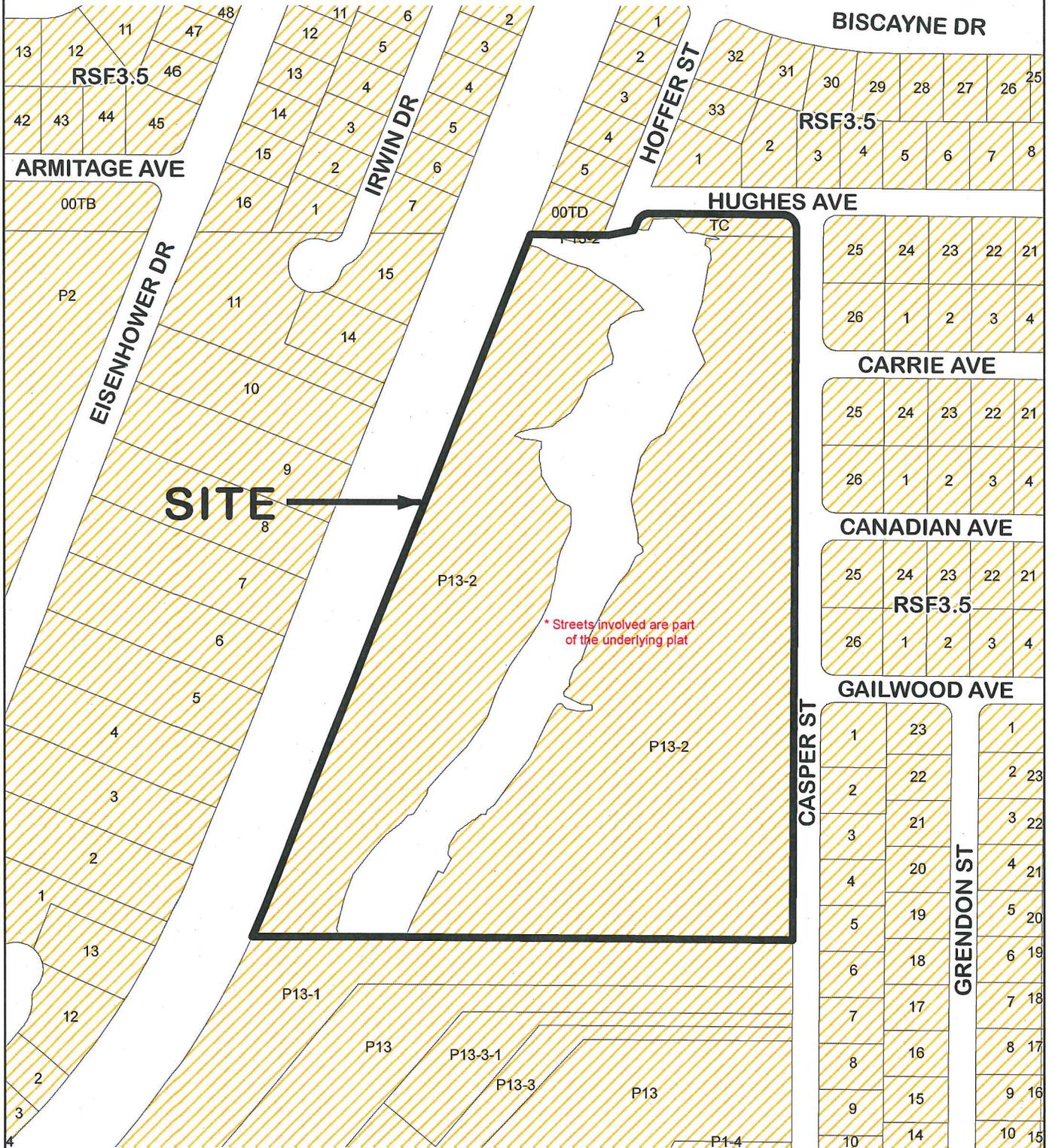
Community Development

CHARLOTTE COUNTY Zoning Map for PP-05-01-02

Charlotte County Government

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

www.CharlotteCountyFL.com



08/40/21 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--D. Vance Date Saved: 4/9/2013 2:07:45 PM

Path: M:\Departments\LIS\Projects\Petition_Maps\Comp_Planning\2013\PP-05-01-02\PKCT_Zoning_PP050102.mxd



NOT TO SCALE

© Copyright 2013 Port Charlotte, FL by Charlotte County

FLAGSHIP BUILDERS, INC.

3171 Bobcat Village Center Road
North Port, FL 34288
Tel: 941 429-5969 Fax: 941 429-5748

March 11, 2013

Mr. Steven Ellis
Charlotte County Community Development
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948

**RE: RIVER HAVEN ESTATES PLAT
PETITION PP #05-01-02**

Dear Mr. Ellis:

We respectfully request another two year extension of the preliminary plat most recently extended by letter dated May 9, 2011. The Project's DRC approval remains extended, and unfortunately financial market conditions continue to thwart our desire to continue construction of the infrastructure of the Project. Other approvals remain current for the Project.

Enclosed is our payment of the current extension fee of \$370.00. Thank you very much for your reminder of the matter and your consideration of this request.

Very truly yours,



Richard W. Arnold
President



Charlotte County Government
"To exceed expectations in the delivery of public services"
www.charlottecountyfl.com

OFFICIAL RECEIPT

Trans Number : **108012**

Date Issued. : 03/18/2013

Application No. : PPX-13-00003

Project Name : N/A

Received From : Richard Arnold

PAYMENT INFO

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
Check			
PRE_PLAT_EXT Preliminary Plat Extension	1444	\$370.00	
		\$370.00	Total Check

Total Receipt Amount: **\$370.00**

Change Due: \$0.00

Cashier ID : CLEMENTH

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
PPX-13-00003	122646	\$370.00	

Total Amount : \$370.00

Community Development Department

18400 Murdock Circle | Port Charlotte, FL 33948

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

RICHARD W ARNOLD
ELAINE B ARNOLD
5162 WILTON COURT
NORTH PORT, FL 34287

BRANCH BANK AND TRUST COMPANY
ALTAMONTE SPRINGS, FL 32714
63-9138/2631

1444

3/13/2013

PAY TO THE
ORDER OF

Charlotte County BOCC

Three Hundred Seventy Only*****

DOLLARS

\$ **370.00

MEMO

Plat extension fee-PP #05-01-02

⑈001444⑈ ⑆263191387⑆000014693299⑈

