BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

May 24, 2012

Mr. Steven Ellis
Charlotte County Land Development
18400 Murdock Circle
Port Charlotte, Florida 33948

RE: BURNT STORE 80 ACRES
PETITION #PP 07-02-04
PRELIMINARY PLAT EXTENSION REQUEST

Dear Mr. Ellis:

On behalf of our client, PG Holdings, LLC, please accept this letter as a formal request to extend the current preliminary plat application for two years for the above referenced project.

The extension is being requested due to the unforeseen market conditions.

Thank you for your consideration and should you have any questions or need additional information, please contact our office.

Sincerely,
BANKS ENGINEERING

H. Polito

Heather Polito
Permit Technician

Cc: file, PG Holdings, LLC (Nir Mitelman)

S:\Jobs\33xx\3398\Documents\County\Plat\3398_Ellis_Plat Extension Ltr 5-24-12.docx

CHARLOTTE COUNTY
Preliminary/Final Plat Application Form
(Must have Preliminary DRC approval before submitting)

Date Received		
Preliminary:	Final:	Petition #: PP-07-02-04
Receipt #:		Amount Paid:

Please provide the following with your application:

--- Letter of intent
--- Thirty-five (35) sets of proposed plans for your subdivision
--- Filing Fee: $1771.00
--- 35 copies proposed plans on 11" x 17" paper
--- Disk in PDF format of Proposed Plat, and all graphics submitted with application
--- Copy of Preliminary DRC approval letter
--- Disk in .DWG AutoCad format or .DXF universal cad format

1. Name of proposed subdivision: Burnt Store 80 Acres

2. Name of applicant*: PG Holdings, LLC Phone: (954) 921-4321

   Address: 2870 Stirling Rd., Suite 2A City: Hollywood ST: FL Zip: 33020

3. Name of local agent: Banks Engineering Phone: (941) 625-1165

   Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269

4. Owner(s) of record*: PG Holdings, LLC Phone: (954) 921-4321

   Address: 2870 Stirling Rd., Suite 2A City: Hollywood ST: FL Zip: 33020

5. Land surveyor: Banks Engineering Phone: (941) 625-1165

   Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269

6. Engineer: Banks Engineering Phone: (941) 625-1165

   Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269

7. Attorney: N/A Phone: _____

   Address: _____ City: _____ ST: __ Zip: _____

* Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall in this application disclose the name and address of every person having a beneficial interest in the real property however small and attach list to this application.

8. Property Location: Section 29/32 Township: 42 Range: 23

Legal Description of Property: (do not put see attached) _____

See attached Legal Description.

Property ID # **(required)** 0072806-000000-5, 0082671-001095-0, 0072809-000700-5

9. Has an administrative interpretation of the Comprehensive Plan ever been applied for or received for subject property or proposed development? (e.g., Vested Rights, Future Land Use Map Boundary Clarification, Representations Previously Made, Deed Restrictions, Sales Maps, or Master Plan Maps, or Master Plan Maps Registered with the State Division of Land Sales). If so, PLEASE PROVIDE A COPY OF THIS INTERPRETATION.

Date: N/A

Type: _____

Has this property been the subject of a public hearing within the last six (6) months?

X Yes _____ No If yes, in whose name: Home Dynamics Corp.

Petition number: DRC-PD-06-09pp, Z-06-08-54

Hearing Held by: Date:

X Board of County Commissioners (Z-06-08-54) 11/21/06

X Planning and Zoning Board 10/9/06

X Development Review Committee (DRC-PD-06-09pp) 8/10/06
(attach all Department comments and decision letters)

PLEASE ATTACH COPY OF MINUTES OR NOTICE OF DECISION

10. Has this property been platted before?

_____ Yes X No If yes, in what name: _____

Date Recorded: _____

Has the previous plat been vacated? _____ Yes _____ No

11. Future Land Use Map Designation: village residential (per Burnt Store Plan)

Existing zoning: PD

Number of Lots Allowed: 270 Number of Lots Proposed: 108

Minimum lot size: 1800 SF Minimum lot dimension: 21 FT width

Total acreage: 80.15 ac Total Density: 1.35 units/ac
(density for entire project: 3.37 units/ac)

12. Type of proposed development:

____ single family ____ mobile home

____ multi-family ____ commercial

____ industrial X planned development

13. Will the proposed development require any rezoning? Yes ____ No X

If yes, please indicate proposed zoning: ____

14. Has any variance, exception, or special permit concerning this property been granted by the Board of Zoning Appeals? Yes ____ No X

If yes, please specify: ____

15. Is any variance from the subdivision requirements anticipated or requested: Yes ____

No X If yes, please specify: ____

16. Is this proposed plat part of a Development of Regional Impact (DRI)? Yes ___ No X

If yes, name the DRI and specify how this plat complies with the DRI development approval:

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

If yes, please specify: ____

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

Road: 17.34 feet above mean sea level Lot: 18.4 feet above mean sea level

Existing elevation ranges from an average low of 15.5 to an average high of 16.5 feet above mean sea level.

Elevations based on ☒ NGVD -1929 ☐ NGVD-1988

19. What type of sanitary water and sewer facilities are proposed?

a. _____ septic tanks
b. X centrally collected and treated sewer
c. _____ wells
d. X treated and centrally distributed water
e. _____ if "d" is checked, hydrants and 6" line is required as minimum

20. Provide letter of availability from each utility for water and sewer service. Applicant is to provide a notarized developer's letter of intent as required by C.C.C. Sec. 3.7.56 (1) Article III. **See attached Letter of Utility Availability from CCU.**

21. If any combination of proposed utilities using wells and/or septic tanks are proposed, please attach a statement from the Charlotte County Health Department verifying that the systems are acceptable based on the proposed subdivision. **N/A**

22. Has applicant requested any soil survey from the Soil Conservation Department?
Yes _____ No X

23. Has applicant made initial contact with the Charlotte County Engineer?
Yes X No _____
If private roads are proposed a letter from the County Engineer approving the design concept of the roads is required.

a. The rights-of-way for this proposed subdivision are to be:

_____ dedicated X private

X paved to county specifications _____ paved not to County specifications

_____ unpaved _____ existing dedicated roads

24. Provide a written description of any environmental conditions existing on the site including flora and fauna. The County may require additional information including a professional report. **See attached FLUCCS Map.**

25. Do any natural bodies of water exist on property? Yes _____ No X

If yes, please state if it is tidal: _____

26. Is any excavation in any form proposed? Yes _____ No __X__

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

27. Will the resultant water be fresh, brackish, or salt? N/A

If fresh, has applicant provided for control of aquatic weeds? Explain: _____

28. Is the proposed subdivision to be developed in phases or is it all to be developed initially?

Developed in phases

29. Is the subdivision to be developed prior to the filing of the final plat? Yes ____No__X__
If no, is it the desire of the applicant to post a bond acceptable to the Board of County Commissioners under conditions of the Charlotte County Subdivision Regulations?

Yes

AFFADAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner, attorney-in-fact, agent or lessee of the property described and which is the subject matter attached of the proposed hearing, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge and before a hearing can be held, and that I am authorized to sign this application by the owner, or owners.

Todd R. Rebol
Print Applicant or Authorized Agent Name

Signature of Applicant or Authorized Agent

Sworn and subscribed before me this 3rd

day of June, 20 09 .

My commission expires: _____

Heather L. Polito
Notary Public

HEATHER L. POLITO
Notary Public - State of Florida
My Commission Expires Jan 8, 2012
Commission # DD 746969
Bonded Through National Notary Assn.

LETTER OF AUTHORIZATION

The undersigned hereby acknowledges himself/herself to be the owner of otherwise unified control of the real property described below and further authorizes Banks Engineering to act as agent in obtaining information and permits for this real property.

PG Holdings, LLC

By: _____
Signature

ISADORE COHEN
Print Name

Managing Member
Title

Property Description: 0072806-000000-5, 0082671-001095-0, 0072809-000700-5
17050 Burnt Store Rd., Punta Gorda, FL 33955

ATTEST/NOTARY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me this July 13, 2006 (date) by ISADORE COHEN (name of officer or agent, title of officer or agent) of PG HOLDINGS, LLC (name of corporation acknowledging), a FLORIDA (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.
(type of identification)

Dianne Volosin-Novello
MY COMMISSION EXPIRES
June 29, 2008
#DD313691
Bonded Thru
Troy Fain-Insurance 800-385-7019
NOTARY PUBLIC, STATE OF FLORIDA

Dianne Volosin Novello
(Signature of person taking acknowledgment)

DIANNE VOLOSIN-NOVELLO
(Name typed, printed or stamped)

S:\Jobs\31xx\3120\Documents\Ltr of Auth-PG Holdings LLC to Banks.doc

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Rec'd 5/25/12

LETTER OF TRANSMITTAL

DATE: 5/24/12

TO: Steven Ellis
Charlotte County Land Develop.
18400 Murdock Circle
Port Charlotte, FL 33948

PHONE: (941) 764-4954
FAX:

REFERENCE: Burnt Store Residential Subdivision, PP-07-02-04 JOB NO. 3398

COPIES	DESCRIPTION
1	Check (#18486) in the amount of $370.00
1	Two Year Extension Request Letter from Banks Engineering
1	Plat Notice from Charlotte County for reference (dated May 1, 2012)

REASON:
- ☐ Your Comments
- ☒ Your Approval
- ☐ Your Information
- ☒ As Per Your Request
- ☒ Your Review

VIA:
- ☐ Fax: _____ Pages Total
- ☐ Regular Mail
- ☒ Courier
- ☐ Overnight Express
- ☐ Pick-up

COMMENTS: Please contact our office if you should need further information or have any questions. Thank you for your assistance.

H. Polito

Heather Polito
Permit Technician

Cc: file, Nir Mitelman

SERVING THE STATE OF FLORIDA

BANKS ENGINEERING 18486

0000018486

1655	Charlotte County BOCC	00000000000039066	05/22/12				
00000000000047160	3120- 5/22/12	05/22/12	$370.00	$370.00	$0.00	$0.00	$370.00
			$370.00	$370.00	$0.00	$0.00	$370.00

18486

BANKS ENGINEERING
10511-101 SIX MILE CYPRESS PKWY.
FORT MYERS, FLORIDA 33966
(239) 939-5490

Bank of America.
ACH R/T 063100277
63-4-630

COPY

DATE	AMOUNT
05/22/12	$370.00

Three Hundred Seventy Dollars and 00 Cents

PAY TO THE ORDER OF
Charlotte County BOCC
18400 Murdock Circle

Port Charlotte, FL 33948

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈018486⑈ ⑆063000047⑆ 005561938991⑈

Charlotte County Government

"To exceed expectations in the delivery of public services"

www.charlottecountyfl.com

OFFICIAL RECEIPT

Trans Number : **86275**

Date Issued. : 05/25/2012

Application No. : PPX-12-00001

Project Name : N/A

Received From : BANKS ENGINEERING

PAYMENT INFO

Method of Payment / Fee / Description		Ref Doc	Amount Paid	Comment
Check				
PRE_PLAT_EXT	Preliminary Plat Extension	18486	$370.00	
			$370.00	Total Check

Cashier ID : CARTHYL

Total Receipt Amount : **$370.00**

Change Due : $0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
PPX-12-00001	95366	$370.00	

Total Amount : $370.00

Community Development Department

18400 Murdock Circle | Port Charlotte, FL 33948