

Application No.
PP-12-08-02
(Preliminary Plat)

Applicant
Centex Homes / Myakka Pointe 2-A
(1st Replat)

Quasi-Judicial

Commission Dist. IV



Community Development

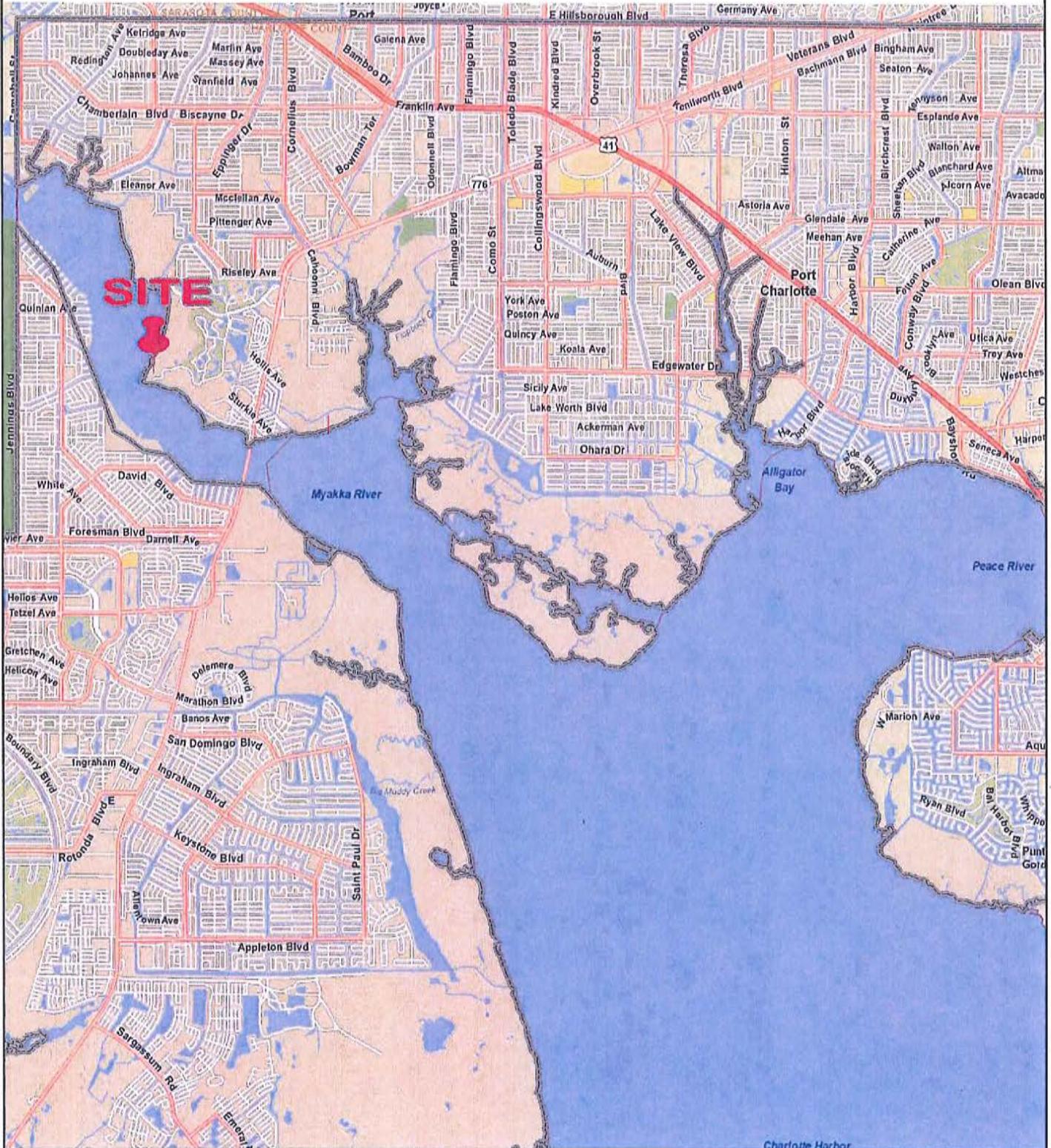
CHARLOTTE COUNTY

Location Map for PP-12-08-02

Charlotte County Government

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29/40/21 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 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-D. Vance Date Saved: 9/7/2012 9:44:28 AM

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Community Development

CHARLOTTE COUNTY

Flum Map for PP-12-08-02

Charlotte County Government

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29/40/21 Mid-County

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Community Development

CHARLOTTE COUNTY

Zoning Map for PP-12-08-02

Charlotte County Government

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29/40/21 Mid-County

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MEMORANDUM

Date: September 21, 2012

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

From: Steven A. Ellis, Planner II *SAE*

Subject: PP-12-08-02, Myakka Pointe 2-A (1st Replat)

Centex Homes has applied for Preliminary Plat for Myakka Pointe 2-A (1st Replat), being a replat of Myakka Pointe at Riverwood Unit 2, as recorded in Plat Book 19, Pages 17A-17E, of the official records of Charlotte County, Florida. The replat is a change from 24 multi-family units to 12 single-family lots on 12.68 acres, more or less, located north of River Beach Road, east of the Myakka River, south of Columbia Avenue, and west of Gulf Pointe Drive, in Section 29, Township 40 South, Range 21 East, in Commission District IV.

The site is located within the boundaries of the Urban Service Area and within the Riverwood DRI, Increment 1. The proposed use and setbacks are consistent with the DRI. The Future Land Use Map designation is DRI Mixed Use. The Zoning District is Planned Development. The project lies in Flood Zone 8AE, and in Storm Surge Evacuation Zone A.

The purpose of the replat is to modify a portion of Myakka Pointe at Riverwood Unit 2 from 24 multi-family units to 12 single-family lots. The proposed project will be replatted as needed to modify the existing recorded plat for Myakka Pointe at Riverwood Unit 2, which received Final Plat approval on October 25, 2005. The replat will be referred to as "Myakka Pointe Two-A, a Subdivision of a Part of Section 29, Township 40 South, Range 21 East, Charlotte County, Florida, and a Re-Plat of a Part of Tract F-1, Myakka Pointe at Riverwood Unit Two, Plat Book 19, Pages 17A-17E."

All the infrastructure is already in place, except for the final lift of asphalt on the roadway, which is bonded and covered by an approved Developer's Agreement. Riverwood Community Development District (CDD) will provide water and sewer.

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

Club Drive from Lot 1 to Lot 12 (new lots) will be assigned new addresses. Addresses are assigned after final plat approval.

CCU has reviewed the application and had no comments.

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:

After reviewing PP-12-08-02, Myakka Pointe 2-A (1st Replat), I see no issues of concern.

Land Development has reviewed the application and had no comments.

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/Environmental has reviewed the application and had the following comments:

A GIS aerial review was conducted by staff. The property consists of cleared and sodded lots in an approved Development of Regional Impact (DRI). Per GIS aerials, two small portions of land within the plat do contain native habitat and have not been cleared, sodded or maintained.

Zoning/Environmental recommends approval of application PP-12-08-02 Preliminary Plat with the following conditions:

1. Prior to clearing permit approval staff will conduct a site inspection in the two native areas identified (if proposed to be cleared) in order to assess if any listed species issues are present on site. If any listed species are identified, all required Fish & Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits must be provided to staff prior to the issuance of county permits and land clearing activities.
2. The project must comply with Chapter 3-5, Article IV Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be utilized during all land clearing and development activities.

3. Any site clearing, including underbrush, for proposed building site must comply satisfy Chapter 3-2, Article IX Tree Requirements, of the County Code. If heritage trees are found to occur on site, the provisions of Chapter 3-2, Article IX, Section 3-2-190 of the County Code must be followed. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits or No Tree Affidavit must be obtained prior to final DRC and any land clearing activity or the issuance of building permits.
4. The project must comply with Chapter 3-2, Article IX, Section 3-2-188 Minimum tree requirements of the County Code. Staff highly encourages the use of native plant species in order to comply with this requirement.

The applicant is advised that this review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

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

This property has an existing zoning classification of Planned Development. The minimum lot size requirement of this zoning district defers to the Riverwood Planned Development (PD), which requires a 4,000 square foot minimum lot area and minimum lot width is 45 feet. The proposed 12 lots must comply with the minimum lot size requirements of the Riverwood Planned Development.

Zoning/Current Planning has no objections to the proposed 12-lot preliminary subdivision plat.

RECOMMENDATION

Community Development recommends approval of Petition #PP-12-08-02.



MEMORANDUM

Date: September 11, 2012
To: Steven Ellis, Planner II
From: Jamie Scudera, Environmental Specialist
Subject: PP-12-08-02
Myakka Pointe 2
Western end of Club Drive

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

A GIS aerial review was conducted by staff. The property consists of cleared and sodded lots in an approved Development of Regional Impact (DRI). Per GIS aerials, two small portions of land within the plat do contain native habitat and have not been cleared, sodded or maintained.

The Current Planning and Zoning (Environmental Review) Section recommends **approval** of application **PP-12-08-02 Preliminary Plat** with the following conditions:

1. Prior to clearing permit approval staff will conduct a site inspection in the two native areas identified (if proposed to be cleared) in order to assess if any listed species issues are present on site. If any listed species are identified, all required Fish & Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits must be provided to staff prior to the issuance of county permits and land clearing activities.
2. The project must comply with **Chapter 3-5, Article IV Clearing, Filling and Soil Conservation** requirements of the County Code. Best Use Management Plans must be utilized during all land clearing and development activities.
3. Any site clearing, including underbrush, for proposed building site must comply satisfy **Chapter 3-2, Article IX Tree Requirements**, of the County Code. If heritage trees are found

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

to occur on site, the provisions of **Chapter 3-2, Article IX, Section 3-2-190** of the County Code must be followed. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits or No Tree Affidavit must be obtained prior to final DRC and any land clearing activity or the issuance of building permits.

4. The project must comply with **Chapter 3-2, Article IX, Section 3-2-188 Minimum tree requirements** of the County Code. Staff highly encourages the use of native plant species in order to comply with this requirement.

The applicant is advised that this review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Please contact me if you have any questions or need additional information (941) 743-1290.

JS

P: animal/PLATS-2012/PP-12-08-02(MyakkaPoint2).doc

COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1242 | Fax: 941.743.1292



MEMORANDUM

Date: August 23, 2012
To: Steven Ellis, Planner II
From: Ken Quillen, AICP, Planner III
Subject: Review of proposed Preliminary Plat (file number: PP-12-08-02)

The Zoning Division has the following comments regarding the proposed Preliminary Plat called "**Mayakka Pointe Two**" located at 4715-4770 Club Drive, Port Charlotte in Section 29, Township 40 South, Range 21 East. This Preliminary Plat proposes the re-platting of 24 existing condominiums into 12 lots for single-family residences.

Zoning: This property has an existing zoning classification of Planned Development. The minimum lot size requirement of this zoning district defers to the Riverwood Planned Development (PD), which requires a 4,000 square foot minimum lot area and minimum lot width is 45 feet. The proposed 12 lots must comply with the minimum lot size requirements of the Riverwood Planned Development.

FLUM: This property lies within the "Urban Service Area" as depicted on the **2030 Service Area Delineation** (Map #3), and has a Future Land Use Map (FLUM) classification of DRI Mixed-Use.

Flood Zone: This property has a Flood Zone classification of "**8AE**". This property is also located in Zone "A" of the Storm Surge Evacuation Zones.

Recommendation: The Zoning Division has no objections to the proposed 12-lot preliminary subdivision plat.

cc: File, PP-12-08-02

Ellis, Steven

From: Pederzoli, Gary
Sent: Thursday, August 23, 2012 8:44 AM
To: Ellis, Steven
Subject: RE: PP-12-08-02, Myakka Pointe 2-A (1st Replat)

Steve,
After reviewing PP-12-08-02, Myakka Pointe 2-A (1st Replat) I see no issues of concern.

From: Ellis, Steven
Sent: Wednesday, August 15, 2012 11:30 AM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Scudera, Jamie; Gilbreath, Gina; richard_duckworth@ccps.k12.fl.us; MacDonald, John; Vance, David; Collins, Gerry; Alexander, Debbie; DUrso, Chris; Williams, Inga
Cc: Clim, Diane; Moore, Gayle
Subject: PP-12-08-02, Myakka Pointe 2-A (1st Replat)

Please see the attachments.

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

"To be the energy in making Charlotte County a beautiful and enriching place to live."

Ellis, Steven

From: Alexander, Debbie
Sent: Wednesday, August 15, 2012 3:44 PM
To: Ellis, Steven; Gilbreath, Gina; Grossman, Gary; Searfoss, Bill; Bliss, Karen; Ford, Steven; Carson, Robert; Moore, Christopher; Purcell, Don; Ouimet, Jason; Doll, Richard
Cc: Payette, Paul; Gibson, Michael; Campitelli, Albert
Subject: PP-12-08-02 Centex Homes

PP-12-08-02 Centex Homes (Myakka Pointe 2A)

No comments or objections.

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@charlottefl.com
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Public Services"

INTEROFFICE MEMORANDUM
Community Development/Land Information Section

To: Steven Ellis

FROM: Gerry Collins
Design Technician - Addressing

DATE: August 16, 2012

RE: Addressing Comments
October 8, 2012 P&Z / November 13, 2012 BCC

**PP-12-08-02 – Centex Homes / Myakka Pointe @ Riverwood – Unit Two
(1st Replat)**

Club Drive from lot 1 to lot 12 (new lots) will be assigned new addresses.
Addresses are assigned after final plat approval.

I have no other comments on this application.



**CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

PRELIMINARY PLAT APPLICATION

Date Received: 8/10/12	Log-in Date: 8/10/12
Petition #: PP-12-08-02	CAP # PPX-12-00005
Receipt #: 91994	Amount Paid: \$1,974.00

Myakka Pointe Two-A, A Subdivision of a Part of Section 29, Township 40 South, Range 21 East, Charlotte County, Florida and a Re-plat of a Part of Tract F-1, Myakka Pointe at Riverwood Unit Two, Plat Book 19, Pages 17A through 17E.

1. Name of proposed subdivision:

2. Parties involved in the application:

A. Name of Applicant: Centex Homes **Attn:** Mike Woolery

Mailing Address: 1919 Burgos Drive

City: Sarasota	State: FL	Zip Code: 34238
Phone Number: 941-809-4712		Fax Number: 941-343-9606
Email Address: michael.woolery@pultegroup.com		

B. Name of Agent: WilsonMiller Stantec **Attn:** Daniel J. Bond, P.E.

Mailing Address: 1777 Tamiami Trail, Suite 206

City: Port Charlotte	State: FL	Zip Code: 33948
Phone Number: 941-255-0655		Fax Number: 941-255-1755
Email Address: dan.bond@stantec.com		

C. Owner of Record*: Centex Homes

Mailing Address: 9240 Estero Park Commons Blvd., Suite 1

City: Estero	State: FL	Zip Code: 33928
Phone Number: 941-809-4712		Fax Number: 941-343-9606
Email Address: michael.woolery@pultegroup.com		

* 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: WilsonMiller Stantec Attn: Mark D. Haines, PSM

Mailing Address: 1777 Tamiami Trail, Suite 206

City: Port Charlotte

State: FL

Zip Code: 33948

Phone Number: 941-255-0655

Fax Number: 941-255-1755

Email Address: mark.haines@stantec.com

E. Name of Engineer: WilsonMiller Stantec Attn: Daniel J. Bond, P.E.

Mailing Address: 1777 Tamiami Trail, Suite 206

City: Port Charlotte

State: FL

Zip Code: 33948

Phone Number: 941-255-0655

Fax Number: 941-255-1755

Email Address: dan.bond@stantec.com

F. Name of Attorney: Roetzel & Andress Attn: David P. Barker

Mailing Address: P.O. Box 6507

City: Orlando

State: FL

Zip Code: 32802

Phone Number: 407-835-8553

Fax Number: 407-835-3596

Email Address: dbarker@ralaw.com

3. Property Location

Section: 29 Township: 40S Range: 21E

Property ID #: See "Attachment A"

Commission District: 4

4. Total acreage: 2.6 +/-

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

Yes No

If yes,

Hearing Held by:

Date:

Petition #:

Board of County Commissioners

10-25-05

FP-04-12-23

Planning and Zoning Board

Board of Zoning Appeals

Other (Describe) _____

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

If yes, in what name? Myakka Pointe at Riverwood Unit Two

Date recorded: 10/31/05

Has the previous plat been vacated? Yes No

8. *Zoning designation(s): PD

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

*if more than one, provide acreage of each

Number of lots allowed: N/A Number of lots proposed: 12

Minimum lot size: 4,000 s.f.* Minimum lot dimension: 45 ft (width)*

Total density: N/A *Per Table IV; Minimum Residential Development Standards of Riverwood DRI (Patio & Cluster Homes)

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: Riverwood DRI Increment No. 1. Proposed use and setbacks are consistent with 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: Zone AE (base flood elevation is 8.0 ft-NGVD according to FEMA Map No. 12015C0201F)

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

Road: 6.2 feet above sea level Lots: 5.5 feet above sea level

Existing elevation ranges from an average low of 5.5 to an average high of 8.3 feet above sea level. *Roadway has previously been constructed (less final lift of asphalt) & building pads filled. Minimum building finished floor elevation = 9.0 ft-NGVD.

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 (all utility infrastructure previously installed)

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

dedicated private existing dedicated roads

Indicate which of the processes you will be following for roadway construction:

Not constructing roadways prior to final plat. (note: bonding is required - show proof that applicant has met with County Engineer to ensure the rights-of-way will be constructed under the supervision of the County Engineer.)

Constructing roadways prior to final plat. (note: documentation must be submitted with final plat showing that the rights-of-way have been constructed under the supervision of the County Engineer and approved.)

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

17. Is any excavation activity proposed as part of this subdivision? Yes No
If so, indicate if the applicant will need to file for an exemption from the Excavation and Earthmoving Code or what excavation Group # will be applied for: _____

17. Will the subdivision be constructed in phases? Yes No
If yes, please specify:

"Attachment A"

Property ID #s:

402129601021
402129601022
402129601023
402129601024
402129601025
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402129601042
402129601043
402129601044
402129601045
402129601046
402129601047
402129601048

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 SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of July, 2012, by MICHAEL WOOLERY who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>[Signature]</u> Notary Public Signature	<u>Michael Woolery</u> Signature of Applicant/Agent
<u>Heather Bossart</u> Notary Printed Signature	Michael Woolery Printed Signature of Applicant/Agent
<u>Permitting coordinator</u> Title	1919 Burgos Drive Address
<u>EE 092213</u> Commission Code	Sarasota, FL 34238 City, State, Zip
	941-809-4712 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 Centex Homes to be the applicant for this Preliminary Plat.

STATE OF FLORIDA, COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23RD day of JULY, 2012, by MICHAEL WOOLERY who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>[Signature]</u> Notary Public Signature	<u>[Signature]</u> Signature of Owner
<u>Heather Bossart</u> Notary Printed Signature	Michael Woolery, Centex Homes Printed Signature of Owner
<u>Permitting Coordinator</u> Title	1919 Burgos Drive Address
<u>EE 092213</u> Commission Code	Sarasota, FL 34238 City, State, Zip
	941-809-4712 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 WilsonMiller Stantec to be my agent for this application.

STATE OF FLORIDA, COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of July, 2012, by MICHAEL WOOLERY who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<u>[Signature]</u> Notary Public Signature	<u>[Signature]</u> Signature of Applicant
<u>Heather Bossart</u> Notary Printed Signature	Michael Woolery Printed Signature of Applicant
<u>Permitting coordinator</u> Title	1919 Burgos Drive Address
<u>EE 092213</u> Commission Code	Sarasota, FL 34238 City, State, Zip
	941-809-4712 Telephone Number



Bond, Dan

From: Ellis, Steven <Steven.Ellis@charlottefl.com>
Sent: Thursday, June 14, 2012 4:05 PM
To: Braselton, Buddy
Cc: Bond, Dan
Subject: RE: Myakka Pointe at Riverwood; Unit 2

Buddy,

Duly noted.

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

"To be the energy in making Charlotte County a beautiful and enriching place to live."

From: Braselton, Buddy
Sent: Thursday, June 14, 2012 4:03 PM
To: Ellis, Steven
Cc: 'Bond, Dan'
Subject: Myakka Pointe at Riverwood; Unit 2

Steven

This email is to confirm that the modifications needed to change a portion of the existing DRC-PD-88-4Y Final Detail Plan approval for Myakka Pointe at Riverwood, Unit 2 will be handled using the Major Modification process. As a result, the Preliminary Site Plan process is not needed.

Please use this email as a substitute for the Preliminary Site Plan Review process.

Thanks

Buddy Braselton
Planner II
Community Development Department
18400 Murdock Circle, Port Charlotte, Florida 33948
office: 941-743-1249
fax: 941-743-1598

Riverwood Community Development District
Severn Trent Services, Management Services Division
210 North University Drive, Suite 800 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 796-0623

August 9, 2012

Daniel J. Bond, P.E.
Wilson Miller, Inc.
Port Charlotte, FL 33948

Re: Myakka Pointe, Unit 2 (a.k.a. Tarpon Harbor Unit 2)

Letter of Availability Service

Dear Mr. Bond:

The Riverwood Community Development District (CDD) currently has sufficient treatment capacity to provide sanitary sewer service to the subject project. The wastewater treatment plant is rated at 0.499 million gallons per day (mgd) of treatment capacity. The maximum monthly average daily flow to the plant is approximately 0.170 mgd.

The Riverwood CDD purchases potable water from Charlotte County Utilities and has secured capacity for all existing projects within Riverwood.

This area of Unit 2 has been previously permitted for 80 condominium units; 56 condominium units and 12 residential units are now proposed for this area. Based on this lower service need, the Riverwood CDD has the capacity to serve this project for both sanitary sewer and potable water service.

Please feel free to contact me regarding this matter if you require any additional information.

Sincerely,
Riverwood CDD



Calvin L. Teague
District Manager



Community Development Department

Planning and Zoning Division

Charlotte County Administration Center

18500 Murdock Circle

Port Charlotte, Florida 33948-1094

Planning Division: (941) 743-1238 • (941) 623-1094 • FAX: (941) 743-1292

Zoning Division: (941) 743-1964 • (941) 743-1956 • FAX: (941) 743-1598

www.charlottecountyfl.com

"To exceed expectations in the delivery of public services"

November 9, 2005

Centex Homes
5801 Pelican Bay Blvd., Suite 600
Naples, FL 34108

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held October 25, 2005 at 9:00 A.M., regarding the following petition:

FP-04-12-23

Centex Homes is requesting a Final Plat for Myakka Pointe at Riverwood Unit Two. The site is located in Commission District IV, north of River Beach Road, east of the Myakka River, south of Columbia Avenue and west of Gulf Pointe Drive, Port Charlotte area. The site contains 12.68 acres more or less. A complete legal description is on file.

It was the decision of the Charlotte County Board of County Commissioners that Petition FP-04-12-23 be **approved**.

Sincerely,

James W. Dossett
Development Review Manager

JWD/glm

cc: Monte Matarese, Property Appraisers Mapping
Gerri Aiken, Addressing