

Application No.
PP-13-01-01
(Preliminary Plat
Extension Request)

Applicant
Placida Commons, LLC /
Placida Commons

Quasi-Judicial

Commission Dist. III



MEMORANDUM

Date: March 13, 2015

To: Planning and Zoning Board

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

Subject: PP-13-01-01, Placida Commons

Banks Engineering, on behalf of their client, Placida Commons, LLC, is requesting a two-year extension to the Preliminary Plat approval granted to them by the Board of County Commissioners on April 23, 2013, for a 95-lot residential subdivision to be named, Placida Commons. The property is 35.20 acres, more or less, and is located east of Placida Road, west of Cape Haze Drive, south of Dixon Lane, and north of Blue Heron Cove, in Sections 33 and 34, Township 41S, Range 20E, in Commission District III.

The applicant expects to apply for Final Plat in the near future, but is requesting this extension in case the submittal is not ready prior to the expiration of preliminary plat approval. If approved, the new expiration date would be April 23, 2017.

Community Development recommends approval of the two-year extension for PP-13-01-01.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning Division

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



Community Development

CHARLOTTE COUNTY

Location Map for PP-13-01-01

Charlotte County Government

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33 & 34/41/20 West 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 6624 Date Saved: 3/13/2015 8:58:07 AM

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Community Development

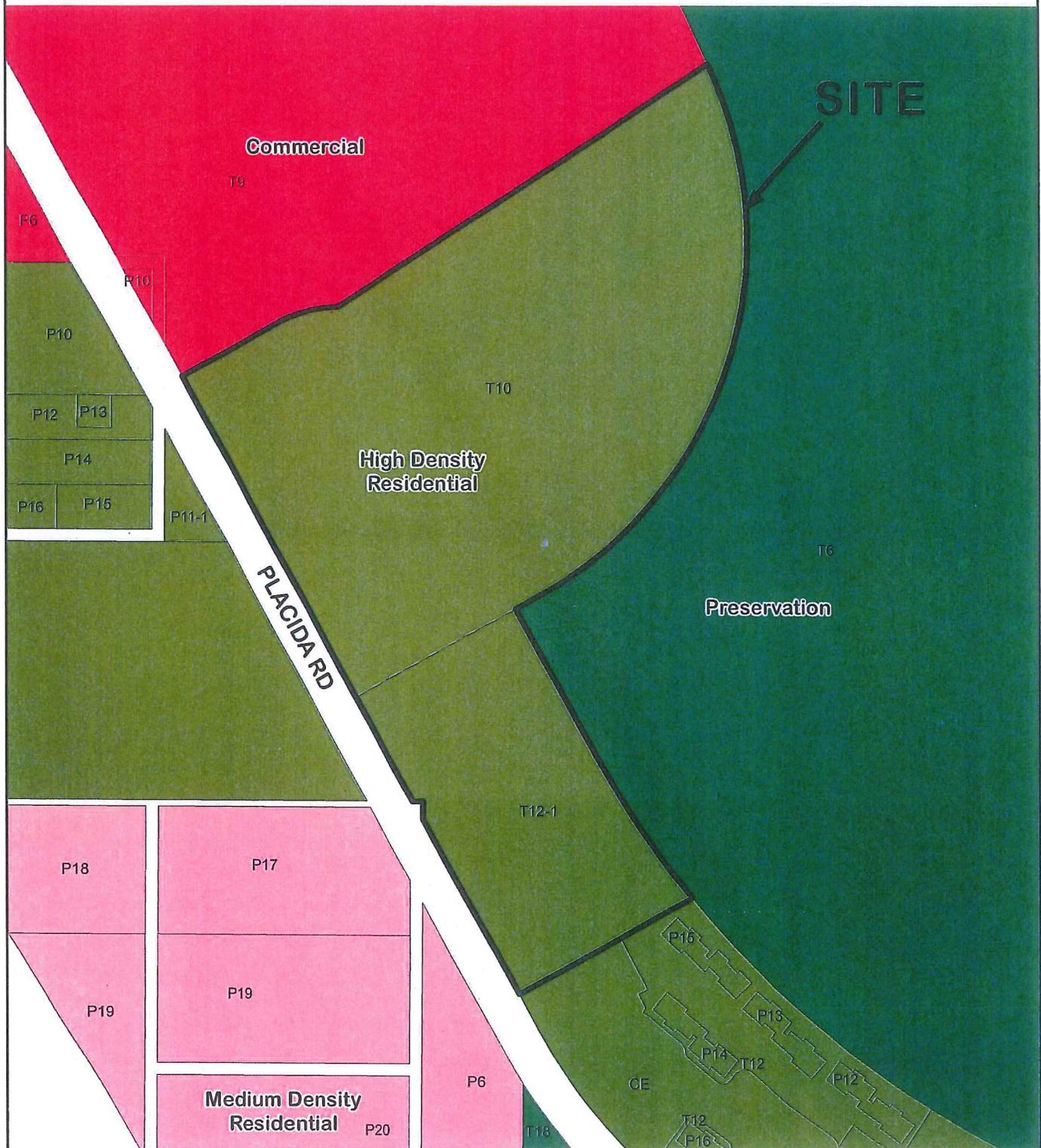
CHARLOTTE COUNTY

Flum Map for PP-13-01-01

Charlotte County Government

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33 & 34/41/20 West County

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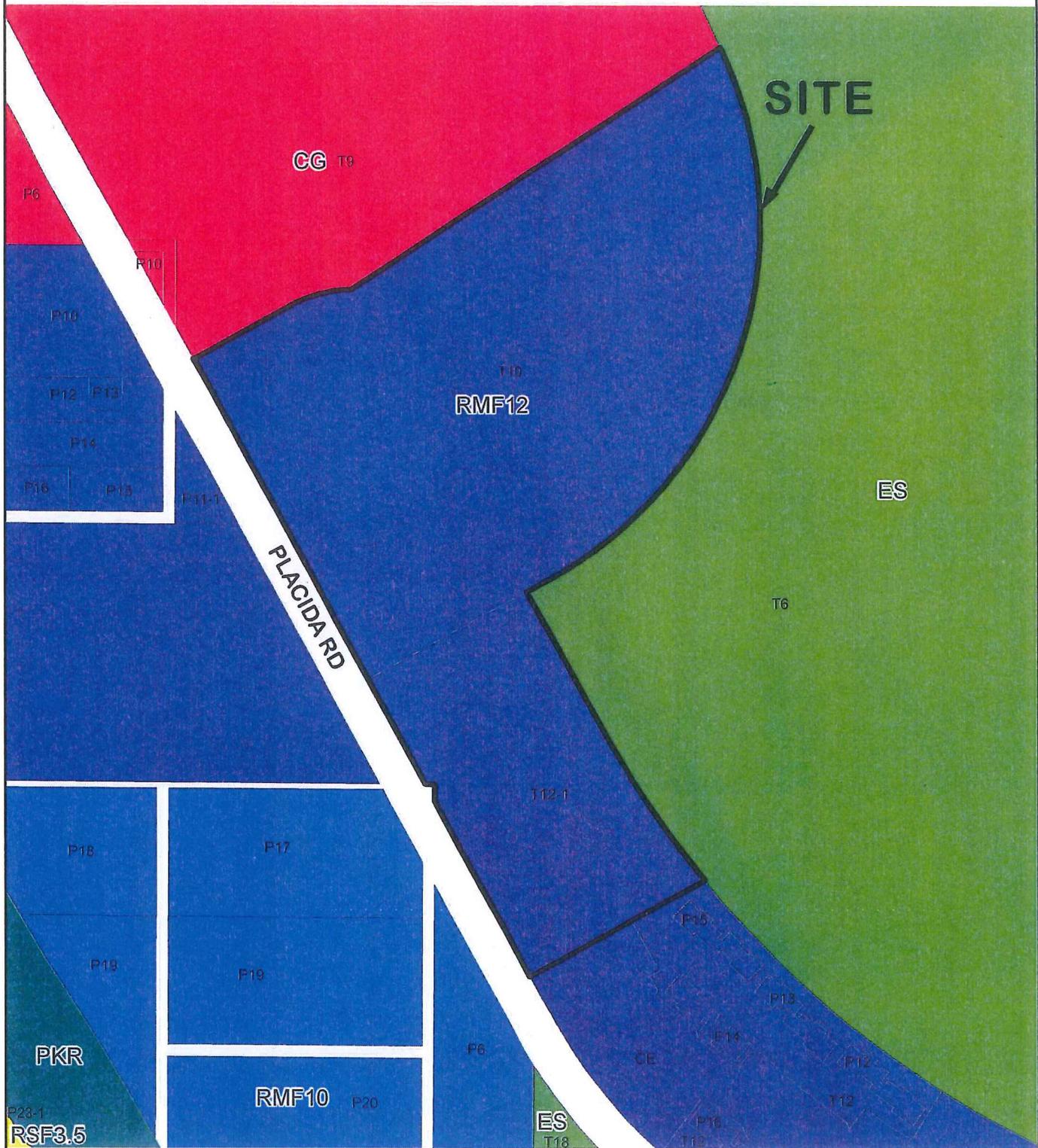
Community Development

CHARLOTTE COUNTY Zoning Map for PP-13-01-01

Charlotte County Government

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33 & 34/41/20 West County

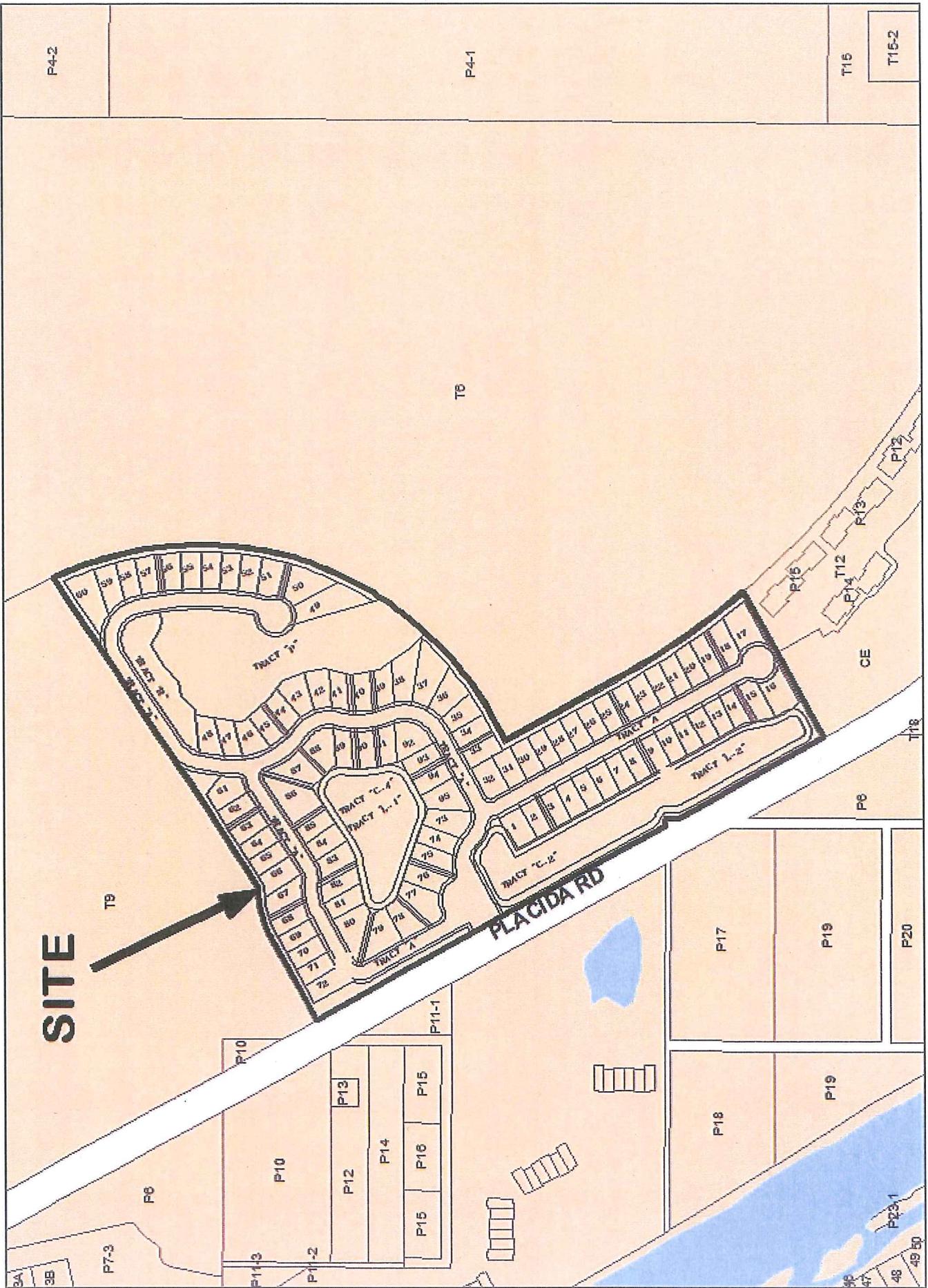
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PP-13-01-01 - Proposed Changes



Professional Engineers, Planners & Land Surveyors

February 17, 2015

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

**RE: PLACIDA COMMONS
PETITION #PP-13-01-01
PRELIMINARY PLAT EXTENSION REQUEST**

Dear Mr. Ellis:

On behalf of our client, Placida Commons, 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 off chance that the final plat does not get submitted prior to April 23, 2015.

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

Sincerely,
BANKS ENGINEERING

A handwritten signature in blue ink that reads "H. Polito".

Heather Polito
Permit Technician

Cc: file, Placida Commons, LLC

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OFFICIAL RECEIPT

Trans Number : **168199**

Date Issued. : 02/23/2015

Application No. : PPX-15-00004

Project Name : N/A

Received From : PLACIDA COMMONS,LLC

Applicant : Placida Commons LLC

DBA : Placida Commons, LLC

Address : 601 Bayshore Blvd.

Suite 650

Tampa, FL, 33606

PAYMENT INFO

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
Check			
PRE_PLAT_EXT Preliminary Plat Extension	1374	\$370.00	
		\$370.00	Total Check

Total Receipt Amount: **\$370.00**

Change Due: \$0.00

Cashier ID : KNOEBELW

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
PPX-15-00004	200864	\$370.00	
Total Amount :		\$370.00	

Community Development Department
Permitting | Licensing | Building Code | Plans Examiner | Inspections
18400 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1201 | Fax: 941.743.1213



**CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

PRELIMINARY PLAT APPLICATION

Date Received: 1/22/13	Log-in Date: 1/22/13
Petition #: PP-13-01-01	CAP #: PPX-13-00002
Receipt #: 103583	Amount Paid: \$2,970.00

1. **Name of proposed subdivision:** Placida Commons

2. **Parties involved in the application:**

A. Name of Applicant: Placida Commons, LLC

Mailing Address: 601 Bayshore Blvd., Suite 650

City: Tampa

State: FL

Zip Code: 33606

Phone Number: (813) 251-1221

Fax Number: (813) 251-5720

Email Address:

B. Name of Agent: Banks Engineering

Mailing Address: 12653 SW County Rd. 769, Suite B

City: Lake Suzy

State: FL

Zip Code: 34269

Phone Number: (941) 625-1165

Fax Number: (941) 625-1149

Email Address: hpolito@bankseng.com

C. Owner of Record*: Placida Commons, LLC

Mailing Address: 601 Bayshore Blvd., Suite 650

City: Tampa

State: FL

Zip Code: 33606

Phone Number: (813) 251-1221

Fax Number: (813) 251-5720

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.

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? N/A

Date recorded: _____

Has the previous plat been vacated? Yes No

8. *Zoning designation(s): RMF-12

*Future Land Use Map designation(s): High Density Residential

*if more than one, provide acreage of each

Number of lots allowed: 422

Number of lots proposed: 95

Minimum lot size: 5,500 SF

Minimum lot dimension: 50' x 110'

Total density: 2.70

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: N/A

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

If Yes, please specify: 12 & 13 AE

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

Road: 8.40 feet above sea level Lots: 9.70 feet above sea level

Existing elevation ranges from an average low of 9 to an average high of 10 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

X Central Water X Central Sewer

ATTACH:

• Utility letters proving service is available **Please see the attached Letters of Utility Availability from CCU and Utilities of Sandalhaven.**

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?

X Yes No

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

dedicated X private existing dedicated roads

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

X 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: _____

18. 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 DESOTO

The foregoing instrument was acknowledged before me this 14th day of January, 2013, by Daniel E. Beychok who is personally known to me or has/have produced N/A as identification and who did/did not take an oath.

<u>Heather L. Polito</u>	<u>[Signature]</u>
Notary Public Signature	Signature of Applicant/Agent
Heather L. Polito	Daniel E. Beychok, Authorized Agent
Notary Printed Signature	Printed Signature of Applicant/Agent
Notary	<u>601 Bayshore Blvd., Suite 650</u>
Title	Address
<u>EE 158561</u>	<u>Tampa, FL 33606</u>
Commission Code	City, State, Zip
	<u>(813) 251-1221</u>
	Telephone Number





Professional Engineers, Planners & Land Surveyors

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 00°22'55" WEST; ALONG THE EAST LINE OF SAID SECTION 33, 2645.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 00°25'00" WEST, ALONG THE EAST LINE OF SAID SECTION 33, 43.11 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 775; THENCE, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING CALL; SOUTH 28°47'00" EAST, 491.55 FEET TO A POINT HAVING A FLORIDA WEST ZONE STATE PLANE COORDINATE VALUE OF NORTH 919678.60 AND EAST 556920.93, NORTH AMERICAN DATUM OF 1983; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 61°13'00" EAST, 493.71 FEET TO A POINT LYING ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 50°23'27" EAST, 2456.13 FEET; THENCE, IN A CLOCKWISE DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2456.13 FEET A CENTRAL ANGLE OF 10°49'33", 464.08 FEET OF THE POINT OF TANGENCY; THENCE NORTH 28°47'00" WEST, 372.22 FEET; THENCE NORTH 61°13'00" EAST, 69.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE, IN A COUNTERCLOCKWISE DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 86°40'53", 1512.88 FEET TO A POINT HAVING A FLORIDA WEST ZONE STATE PLANE COORDINATE VALUE OF NORTH 921965.67 AND EAST 557393.94, NORTH AMERICAN DATUM OF 1983; THENCE; ALONG A NON-TANGENT LINE TO THE LAST CURVE, SOUTH 56°58'17" WEST, 1096.95 FEET TO A POINT LYING ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS SOUTH 00°11'21" WEST, 312.33 FEET; THENCE IN A COUNTERCLOCKWISE DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 312.33 FEET AND A CENTRAL ANGLE OF 28°58'23", 157.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 61°13'00" WEST, 272.76 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 775; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 28°47'00" EAST, 1192.62 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 89°37'56" EAST, 24.08 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 35.20 ACRES OR 1533252.9 SQUARE FEET MORE OR LESS

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