

Application No.
PP-14-10-01
(Preliminary Plat)

Applicant
HRES Heritage Lake, LLC /
Family Dollar

Quasi-Judicial

Commission Dist. I



Community Development

CHARLOTTE COUNTY

Location Map for PP-14-10-01

Charlotte County Government

To exceed expectations in the delivery of public services.

www.CharlotteCountyFL.com



17/40/23 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-D. Vance - 6198 Date Saved: 10/28/2014 10:49:51 AM

Path: M:\Departments\LIS\Projects\Petition_Maps\Comp_Planning\2014\PreliminaryPlats\PP-14-10-01\PKCT_Location_PP-14-10-01.mxd



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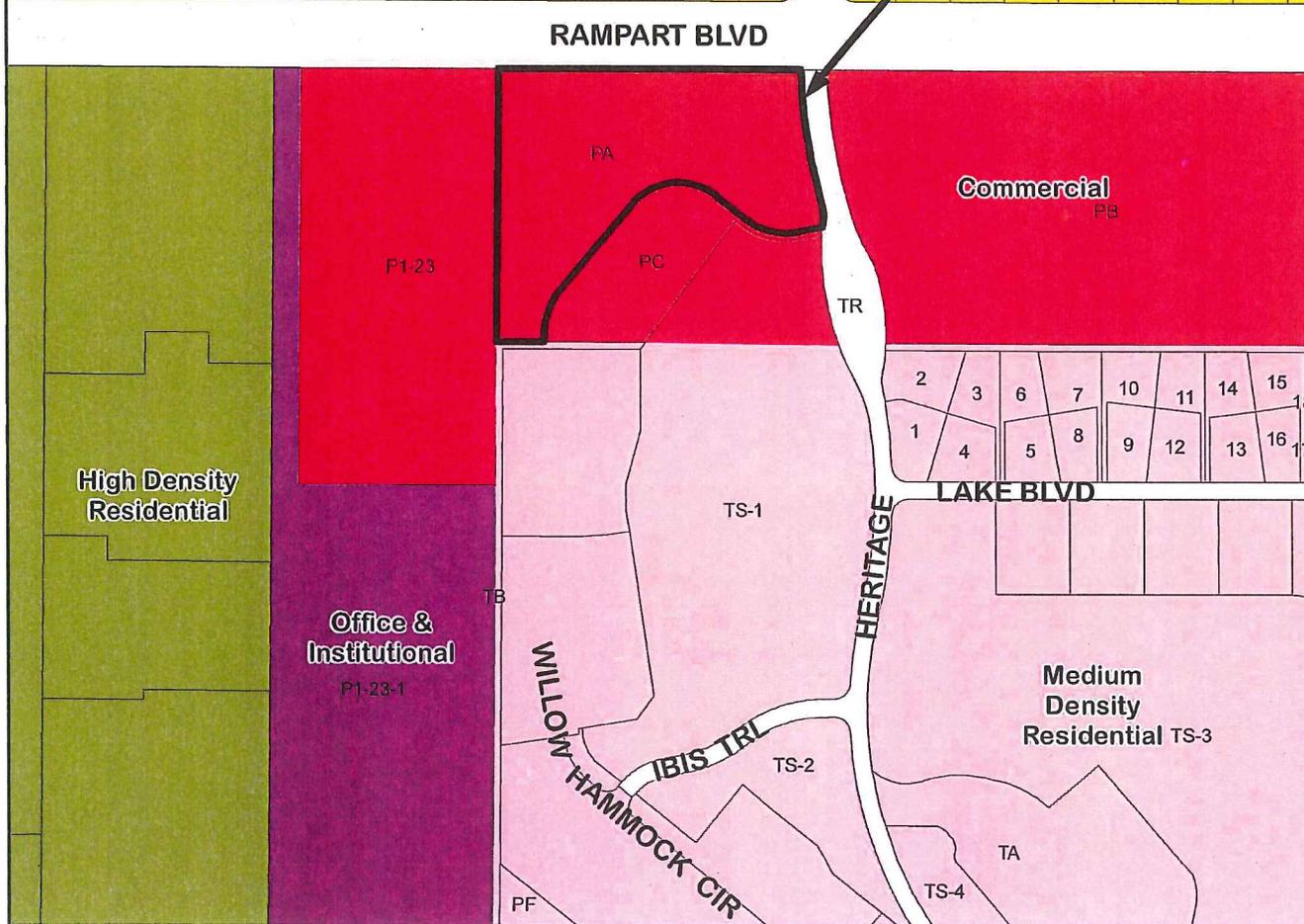
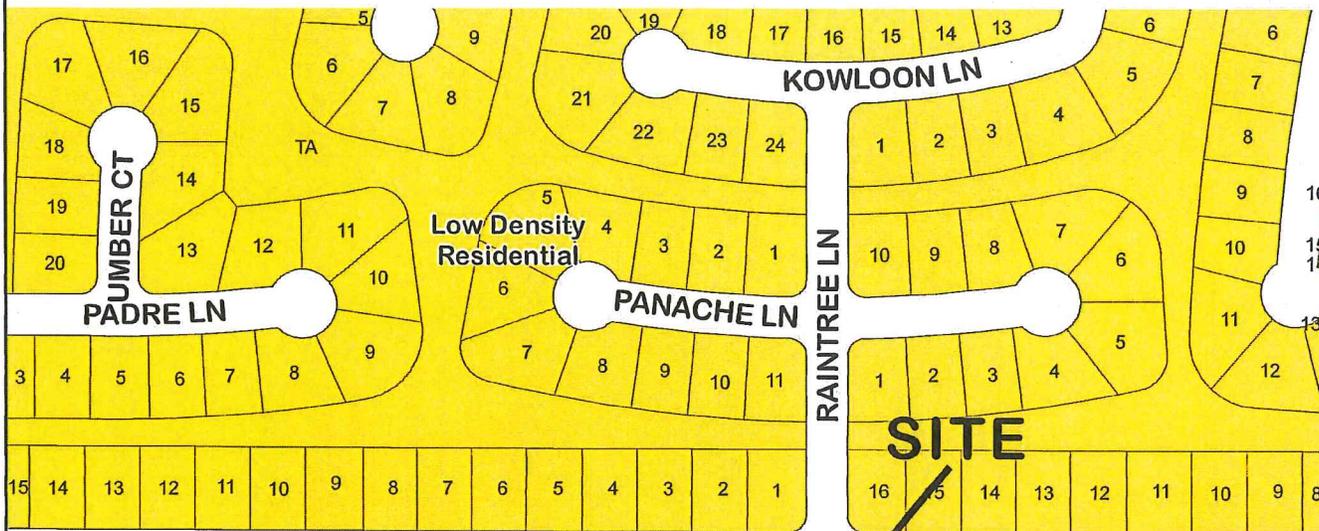
CHARLOTTE COUNTY

Flu Map for PP-14-10-01

Charlotte County Government

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17/40/23 Mid-County

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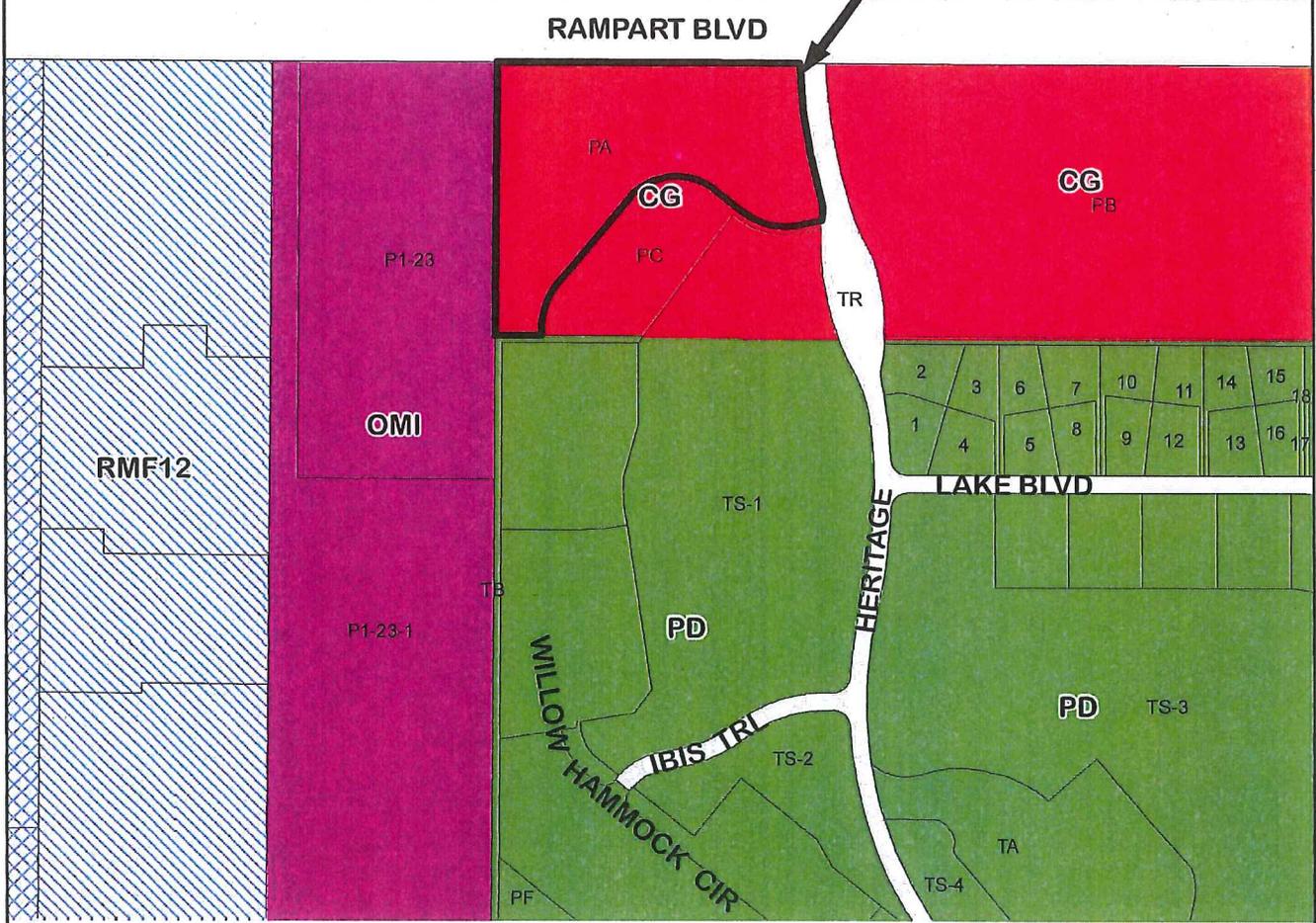
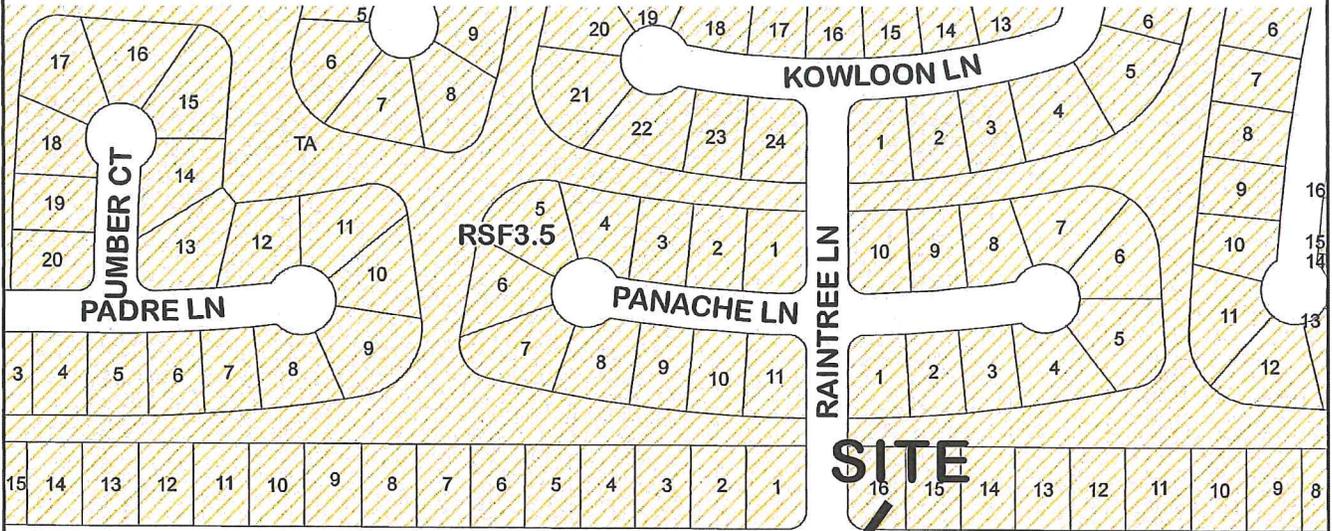
Community Development

CHARLOTTE COUNTY Zoning Map for PP-14-10-01

Charlotte County Government

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17/40/23 Mid County

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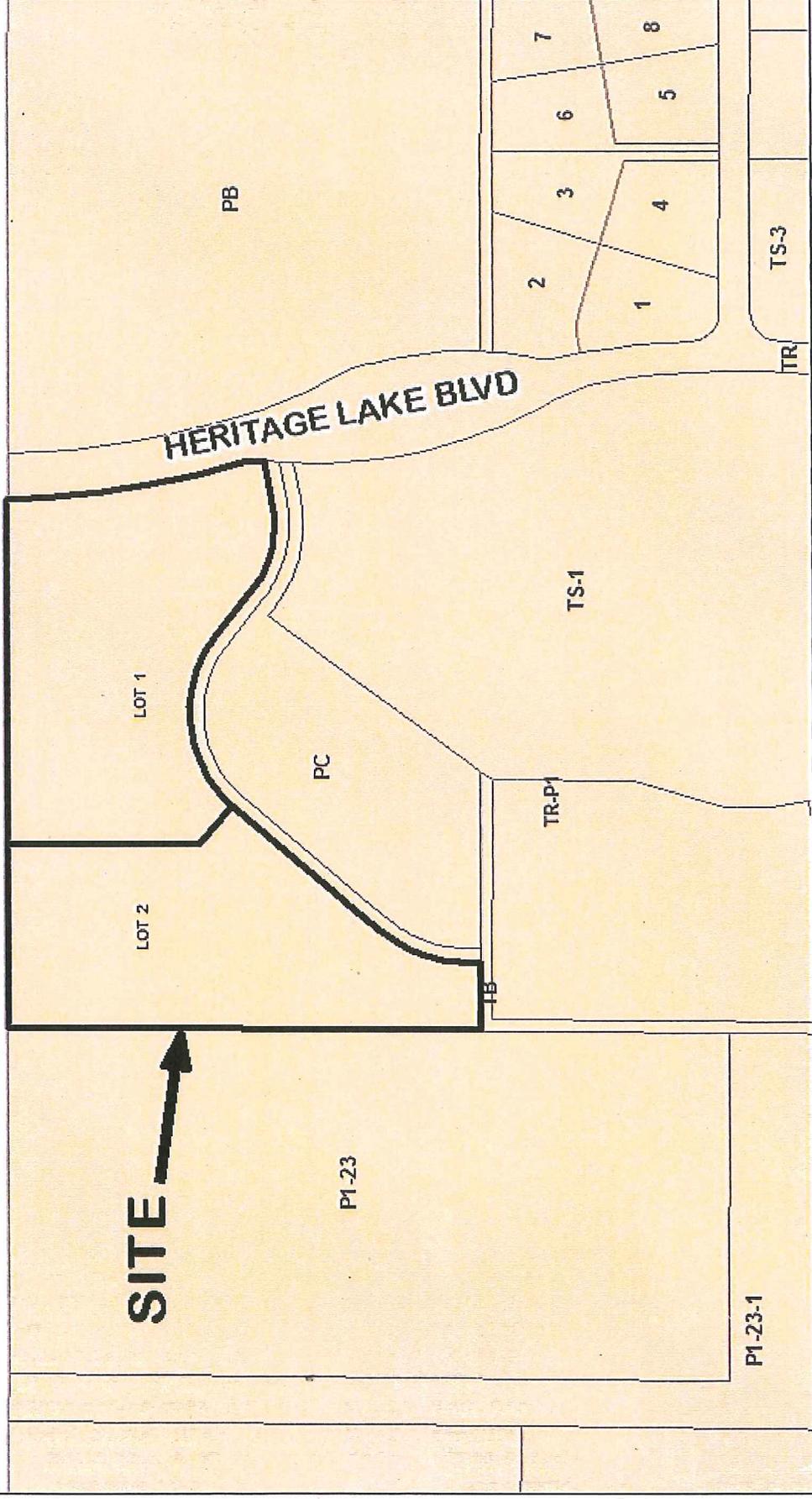


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TA										
11	10	9	8	7	6	5	4	3	2	1
RAIN TREE LN										
16										
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12										

RAMPART BLVD



PP-14-10-01 - Proposed Changes



MEMORANDUM

Date: November 17, 2014

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

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

Subject: PP-14-10-01, Family Dollar

HRES Heritage Lake, LLC has requested Preliminary Plat approval for a two-lot subdivision to be named, Family Dollar at Heritage Lake Park, a replat of a portion of Heritage Lake Park as recorded in Plat Book 19, Page 15, of the Official Records of Charlotte County, Florida. The site is 2.65 acres, more or less, and is located south of Rampart Boulevard, north of Ibis Trail, east of Luther Road, and west of Heritage Lake Boulevard, in Section 17, Township 40, Range 23, in Commission District I.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is Commercial. The Zoning District is Commercial General (CG). The project lies in Flood Zone X, and in Storm Surge Evacuation Zone C.

Since making application on October 16, 2014, it appears that the applicant has sold the easterly portion of the subject property on October 29, 2014. According to the deed information, Heller Rampart Investors, LLC sold approximately the eastern two-thirds to HRES Heritage Lake, LLC. This action accomplished by deed what was intended to be done via the replat. The following photos should help to clarify the issue:

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning Division

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

Charlotte County GIS Map



This is how the subject property appeared on Charlotte County GIS at the time the application was submitted (Parcel ID# 402317201001).



Charlotte County GIS Department Copyright (C) 2014

During the review period, Staff discovered that the easterly portion had been conveyed, with the highlighted Parcel PA retaining the original Parcel ID number (402317201001). Ownership for Parcel PA is shown as Heller Rampart Investors, LLC.



Charlotte County GIS Department Copyright (C) 2014

0 300ft

The newly created parcel, shown above as Parcel PAE (Parcel ID# 402317201005), is now owned by HRES Heritage Lake, LLC. The conveying of Parcel PAE effectively renders the replat petition redundant, as the subdividing of the land has already taken place. Nevertheless, the petition is technically sufficient to move forward, subject to the approval of the respective Boards.

Addressing has reviewed the application and had the following comments.

The address for the Family Dollar has been assigned to permit 20140811914 on August 5, 2014, for the commercial building, 25365 Rampart Blvd. The address will remain assigned to Rampart Blvd., no change.

CCU has reviewed the application and had the following comments:

CCU approval subject to the contents of the attached letter dated August 26, 2014.

Charlotte County Public Schools has reviewed the application and had the following comments:

We do have a stop across the street at Raintree, and pick up the Heritage Lakes students at the entrance located east of the plat. However, other than the potential traffic interruptions during construction, we see no issues with the commercial site once complete.

Comprehensive Planning has reviewed the application and had no comments.

The **County Surveyor** has reviewed the application and had the following comments:

Submittal is very deficient, fails to meet County regulations reference Set. 3-7-51, 3-7-52, 3-7-61, including no plat cover sheet with appropriate signature blocks and dedication. Corners have not been set and will be required before approval from this office.

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 comment:

I did not find any issues with the replat of a portion of Heritage Lake Park.

LIS has reviewed the application and had no comments.

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

Since making application on October 16, 2014, it appears that the applicant has sold a portion of the property on October 29, 2014. This action accomplished by deed what was intended to be done via the replat process. The applicant was offered the opportunity to withdraw the application, but declined.

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:

Current Planning Staff finds that the proposed two-lot subdivision does comply with Charlotte County's Future Land Use Map designation, zoning classification, and minimum lot size requirements and, therefore, has no objections to the proposed two-lot preliminary plat.

Zoning/Environmental has reviewed the application and had 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.

1. Per staff site inspection no listed species documented utilizing the site. No Florida Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits are required for final DRC approval, but if evidence of listed species utilization is documented in the future possible FWCC/FWS permit may need to be provided to staff prior to and 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.

RECOMMENDATION

Community Development recommends approval of Petition #PP-14-10-01 with the following condition:

1. Prior to the January 27, 2015, hearing before the Board of County Commissioners, the applicant must prepare and submit a proper plat document that conforms to Chapter 3-7-51, 3-7-52, and 3-7-61, to include setting of the corners, per the direction of the County Surveyor.



MEMORANDUM

Date: June 24, 2014

To: Site Plan Review Committee

From: Gary M. Grossman, P.E., Assistant Transportation Engineer

Project #: DRC-P-14-08 Preliminary Site Plan
Project Name: Family Dollar (Rampart Blvd)
Date of Review: June 24, 2014
Site Plan Review Date: July 3, 2014 – No Meeting

Recommendation: Approve Do Not Approve Preliminary Approval Only

Heller Rampart Investors, L.L.C. is requesting Preliminary Site Plan approval for Family Dollar. This project consists of the construction of an 8,282 s.f. retail building. This 1.4+/- acre site is located at 25365 Rampart Boulevard on a portion of Parcel A in the Heritage Lake Park Subdivision in Section 17, Township 40 South, Range 23 East in Port Charlotte, Florida.

Public Works and Real Estate Services reviewed the materials provided for this application and can approve it only with the following conditions, which must be incorporated into the plans or application, in order to secure final site plan approval.

The following conditions apply:

1. No striping is shown on the plans. Bill Searfoss – Construction Services
2. The applicant has failed to show any stop signs/stop bars for the project. Bill Searfoss – Construction Services
3. Stop sign shall be shown and identified as R1-1 and the stop bars shall be 24 inches wide. Bill Searfoss – Construction Services

PUBLIC WORKS

7000 Florida Street | Punta Gorda, FL 33950-5714
Phone: 941.575.3600 | Fax: 941.637.9265

4. The following note must be added to the plans in a conspicuous location: *Given the magnitude of improvements that will be performed to construct proposed improvements to Rampart Boulevard, to provide access to the site, either the owner, developer and/or contractor will post a check in an amount sufficient to cover the costs of inspection services necessary to ensure work performed within the right-of-way is performed in accordance with and acceptable to County and FDOT standards. This check would be used to cover costs incurred by Construction Management. At the time of permit application the applicant shall provide a full set of construction plans, pertinent data indicating the length of contract time needed to perform the work, and the name of the contractor to perform the work. An estimated amount of inspection time will be calculated and an amount will be determined to cover those services. Should the length of time or hours needed to complete the inspection services exceed the estimate and posted amount, the permit holder by acceptance of the permit conditions, will be charged and agree to reimburse Charlotte County, any additional costs incurred. No work shall commence until this check is posted and no CO will be given until any outstanding monies due the County are settled.* Bill Searfoss – Construction Services
5. The Engineer shall add the following note to the site plan in a prominent location. "All areas within the County right-of-way disturbed through the course of construction will be re-graded and sodded." Bill Searfoss – Construction Services
6. To avoid striping conflicts, the contractor will be required to saw cut and remove that portion of Rampart Boulevard which contains the existing edge stripe. Bill Searfoss – Construction Services
7. Upon completion of all improvements to Rampart Boulevard, the initial striping shall be accomplished by paint. After a 30 day "curing" period, the roadway will then be restriped in paint along with placement of all reflective pavement markers (RPM's) if warranted. Bill Searfoss – Construction Services
8. As-builts: An electronic copy of the Roadway improvement plans must be provided to Public Works Administrative Services Department. Acceptable media include CD or DVD and must be provided in both DXF or DWG and PDF Format (Note: If Micro Station is used for the design, DGN , PDF and DXF Formats must be provided) As an alternate to providing the media an e-mail of both the DXF and PDF(For Micro Station Users: also provide the DGN) formats will be acceptable however, the files must be less than 2 megs and can be e-mailed to Publicworksadminservices@charlottefl.com. Bill Searfoss – Construction Services
9. This survey shows a portion of a platted lot/parcel which is subdivided out of a larger parcel; this will require a minor subdivision through the Community Development Department. Please contact Steve Ellis at 941.764.4954. Steve Ford – Survey & Mapping

The conditions as specified by Construction Services and Survey & Mapping must be addressed and satisfied prior to receiving final approval. If you require clarification or wish to discuss any of these conditions, please contact the person/department setting the condition. Please note that any conditions stated in the preliminary review must be incorporated in the plans submitted for final review, as conditional final approval will not be granted.

Bill Searfoss 575-3628
Steve Ford, P.S.M. 575-3616

GMG/grg

Copy: Brian A. Barker, P.E. (brian@deuelengineering.com)

File: DRC- P-14-08

INTEROFFICE MEMORANDUM
Development Review Division

To: Steven Ellis

From: Gerry M. Collins
Design Technician - Addressing

Date: October 21, 2014

RE: Addressing Comments

PP-14-10-01 – Family Dollar

The address for the Family Dollar has been assigned to permit 20140811914 on August 5, 2014 for the commercial building, **25365 Rampart Blvd.** The address will remain assigned to Rampart Blvd., no change.

Ellis, Steven

From: Hunter, Judy
Sent: Wednesday, October 29, 2014 1:20 PM
To: Ellis, Steven
Subject: RE: PP-14-10-01, Family Dollar
Attachments: Letter 082614.pdf

CCU approval subject to the contents of the attached letter dated August 26, 2014.

Judy Hunter, AA
Engineering Services
Charlotte County Utilities
941.764.4539
Judy.hunter@charlottefl.com
www.charlottecountyfl.gov

"To Exceed Expectations in Delivery of Public Services"

From: Ellis, Steven
Sent: Monday, October 20, 2014 2:29 PM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Nocheck, Elizabeth; Scudera, Jamie; Gilbreath, Gina; jerry.olivo@yourcharlotteschools.net; richard_duckworth@ccps.k12.fl.us; MacDonald, John; Horton, Maggie; Collins, Gerry; Reager, Steve; Alexander, Debbie; DUrso, Chris; Hunter, Judy; Lockhart, Barbara
Cc: Cullinan, Shaun; Clim, Diane
Subject: PP-14-10-01, Family Dollar

Please review 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



Charlotte County Government

August 26, 2014

Denel & Associates
565 S. Hercules Ave.
Clearwater, FL 33764

Attn: Brian A. Barker, P.E.

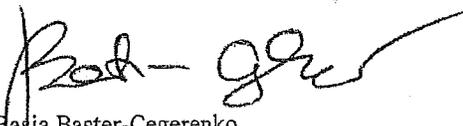
Re: Family Dollar – Punta Gorda; CCU Project No. 14/1010

Dear Mr. Barker:

The referenced project engineering plans are approved with the following comment: the irrigation from potable water is acceptable until the reclaimed water becomes available. This final Utility plan approval is subject to any additional issues that may arise during the Charlotte County Site Plan Review Process, which may affect the utility plan. Utility plans submitted to the Charlotte County Site Plan Review Process must be the version approved by the Utility. Plan modifications of any kind resulting from the Site Plan Review Process will require re-approval by the Utility. FDEP permit application shall be based upon the final approved utility plans including any last minute modifications. Two stamped copies are being returned for your records. This approval is valid for 1 year from the date shown on the CCU stamp on the Cover Sheet. Please contact our Engineering Services Coordinator at 941-883-3508 when final Charlotte County Site Plan Review Process approval, if applicable, has been granted and/or the developer is ready to initiate action on this project.

If you have any questions, feel free to contact me at Barbara.baster@charlottefl.com or 941-764-4586.

Sincerely,



Hania Baster-Cegerenko
Charlotte County Utilities

Enc.

cc: Engineering Coordinator
CHRONO
Project No. 14/1010

UTILITIES

Administration | Business Services
Engineering Services | Operations
25550 Harbor View Road, Suite 1 | Port Charlotte, FL 33980-2503
Phone: 941.764.4300 | Fax: 941.764.4319

Ellis, Steven

From: Duckworth, Richard <richard.duckworth@yourcharlotteschools.net>
Sent: Thursday, October 23, 2014 2:26 PM
To: Olivo, Jerry
Cc: Ellis, Steven
Subject: Re: PP-14-10-01, Family Dollar

Gentlemen:

We do have a stop across the street at Raintree, and pick up the Heritage Lakes students at the entrance located east of the platt. However, other than the potential traffic interruptions during construction, we see no issues with the commercial site once complete.

Richard

From: Olivo, Jerry
Sent: Tuesday, October 21, 2014 3:32 PM
To: Duckworth, Richard
Cc: Ellis, Steven
Subject: Fw: PP-14-10-01, Family Dollar

Rick: Take a look at this. While it is a commercial preliminary plat approval for a sub division if it has any potential impact for CCPS transportation we need to advise the county as such. Please note that there is a date certain. My recommendation would be to respond to them either way impact or not.

Call if you have any questions.

Jerry Olivo/District Support Services
Student Success Begins and Ends With Us

From: Ellis, Steven <Steven.Ellis@charlottecountyfl.gov>
Sent: Monday, October 20, 2014 2:28 PM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Nocheck, Elizabeth; Scudera, Jamie; Gilbreath, Gina; Olivo, Jerry; richard_duckworth@ccps.k12.fl.us; MacDonald, John; Horton, Maggie; Collins, Gerry; Reager, Steve; Alexander, Debbie; DUrso, Chris; Hunter, Judy; Lockhart, Barbara
Cc: Cullinan, Shaun; Clim, Diane
Subject: PP-14-10-01, Family Dollar

Please review the attachments.

Thanks,

Steven A. Ellis, Planner II
Community Development Department
Zoning Division

Ellis, Steven

From: Ford, Steven
Sent: Monday, October 27, 2014 11:06 AM
To: Aiuto, Phil; Alexander, Debbie; Amendola, Andy; Bliss, Karen; Carson, Robert; Doll, Richard; Gilbreath, Gina; Grossman, Gary; Ouimet, Jason; Reager, Steve; Searfoss, Bill; Ellis, Steven
Subject: DRC - Preliminary Plat - Family Dollar at Heritage Lake Park

DRC-PP-14-10-01 – Preliminary Plat

Family Dollar at Heritage Lake Park

Submittal is very deficient, fails to meet County Regulations reference Set. 3-7-51, 3-7-52, 3-7-61 including no plat cover sheet with appropriate signature blocks and dedication.
Corners have not been set and will be required before approval from this office.

Steven L. Ford, PSM

County Surveyor
Public Works
South County Annex
410 Taylor Rd., Unit 104
Punta Gorda, FL 33950
Phone (941) 575-3616
FAX (941) 637-9265
Steven.ford@charlottefl.com

Ellis, Steven

From: Pederzolli, Gary
Sent: Friday, October 24, 2014 9:21 AM
To: Ellis, Steven
Subject: RE: PP-14-10-01, Family Dollar

Steven,
I did not find any issues with the replat of a portion of Heritage Lake Park.

Gary M. Pederzolli
GIS Programmer
Information Technology Department
Budget & Administrative Services Department
Charlotte County Government
18500 Murdock Circle
Port Charlotte, FL 33948

Office:(941) 764-5512
Fax: (941) 743-1957
www.CharlotteCountyFl.com
"To Exceed Expectations in the Delivery of Public Services"

From: Ellis, Steven
Sent: Monday, October 20, 2014 2:29 PM
To: Matarese, Monte; Vattikuti, Venkat; Pederzolli, Gary; Quillen, Ken; Nocheck, Elizabeth; Scudera, Jamie; Gilbreath, Gina; jerry.olivo@yourcharlotteschools.net; richard_duckworth@ccps.k12.fl.us; MacDonald, John; Horton, Maggie; Collins, Gerry; Reager, Steve; Alexander, Debbie; DUrso, Chris; Hunter, Judy; Lockhart, Barbara
Cc: Cullinan, Shaun; Clim, Diane
Subject: PP-14-10-01, Family Dollar

Please review 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



MEMORANDUM

Date: October 21, 2014
To: Steven Ellis, Planner II
From: Ken Quillen, AICP, Planner III
Subject: Review of proposed Preliminary Plat; file number **PP-14-10-01**

The Zoning Division has the following comments regarding the proposed preliminary subdivision plat called "**Family Dollar at Heritage Lake Park**" located at 25365 Rampart Boulevard, in Sections 17, Township 40 South, Range 23 East.

Project Summary: This Preliminary Plat proposes dividing Parcel A, a 2.65 acre out parcel of land, into two lots intended for the development of a Family Dollar store and some other future commercial use.

Zoning: This property has an existing zoning classification of Commercial General (CG). The minimum lot size requirement in the CG zoning district is 12,000 square feet of land area and a minimum lot width of 100'. Both of the proposed lots met the minimum lot size and width requirements of code. All other development standards of County Codes also apply to the future development on these two commercial lots.

FLUM: This property lies within the "Urban Service Area" and has a Future Land Use Map (FLUM) designation of Commercial.

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

Finding: Staff finds that the proposed two-lot 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 two-lot preliminary plat.

cc: Shaun Cullinan, Zoning Official
File



Charlotte County Government

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MEMORANDUM

Date: November 4, 2014
To: Steven Ellis, Planner II
From: Jamie Scudera, Environmental Specialist
Subject: PP-14-10-01
Family Dollar Plat Vacation
25365 Rampart Blvd.

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.

1. Per staff site inspection no listed species documented utilizing the site. No Florida Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits are required for final DRC approval, but if evidence of listed species utilization is documented in the future possible FWCC/FWS permit may need to be provided to staff prior to and 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.

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

JS

P:\ANIMAL\PLATS\2014\PP-14-10-01(FamilyDollar).doc

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PRELIMINARY PLAT APPLICATION

Date Received: 10/16/14	Log-in Date: 10/16/14
Petition #: PP-14-10-01	CAP # PPX-14-00094
Receipt #: 156996	Amount Paid: \$1854.00

1. Name of proposed subdivision: Family Delta at Heritage Lake Park

2. Parties involved in the application:

A. Name of Applicant: HRES HERITAGE LAKE, LLC

Mailing Address: 5100 W. KENNEDY BLVD SUITE 100

City: TAMPA State: FL Zip Code: 33619

Phone Number: 813-289-5511 Fax Number: 813-289-4800

Email Address: HUNT@HUNTRESO.COM

B. Name of Agent: ALEX B THOMPSON, JR

Mailing Address: 29340 RIBBON PL

City: WEDGE CHAPEL State: FL Zip Code: 33545

Phone Number: 813-973-2092 Fax Number: 813-973-2122

Email Address: ALEX@EXTREME-SURVEYING.COM

C. Owner of Record*: HELLER RAMPART INVESTORS, LLC

Mailing Address: 4204 W. MORRISON AVE

City: TAMPA State: FL Zip Code: 33629

Phone Number: 813-695-3643 Fax Number: N/A

Email Address: GATORAAR@VERIZON.NET

* 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: EXTREME SURVEYING OF FLORIDA, INC
 Mailing Address: 29340 RIBBON X.
 City: WESLEY CHAPEL State: FL Zip Code: 33545
 Phone Number: 813-973-2092 Fax Number: 813-973-2122
 Email Address: ALEX@EXTREME-SURVEYING.COM

E. Name of Engineer: DEVEL & ASSOCIATES
 Mailing Address: 565 S. HERCULES AVE.
 City: CLEARWATER State: FL Zip Code: 33764
 Phone Number: 727-822-4151 Fax Number: 727-821-7255
 Email Address: BRIAN@DEVELOENGINEERING.COM

F. Name of Attorney: RODNEY S. FIELDS, JR., P.D.
 Mailing Address: 5203 BAYSHORE BLVD #7
 City: TAMPA State: FL Zip Code: 33611
 Phone Number: 813-739-3090 Fax Number: 813-289-4900
 Email Address: ENVIRONMENTAL@AOL.COM

3. Property Location

Section: 17 Township: 40 Range: 23

Property ID #: 402317201001

Commission District: 1

4. Total acreage: 2.05

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

Yes No

If yes,

Hearing Held by:	Date:	Petition #:
<input type="checkbox"/> Board of County Commissioners	_____	_____
<input type="checkbox"/> Planning and Zoning Board	_____	_____
<input type="checkbox"/> Board of Zoning Appeals	_____	_____
<input type="checkbox"/> 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? Parcel "A" of "AULTAKE LAKE PARK"

Date recorded: July 2005

Has the previous plat been vacated? Yes No

8. *Zoning designation(s): C.G.

*Future Land Use Map designation(s): COMMERCIAL, MEDIUM DENSITY, RESIDENTIAL

*if more than one, provide acreage of each

Number of lots allowed: _____ Number of lots proposed: 2

Minimum lot size: 12,000 SF Minimum lot dimension: 100'

Total density: _____

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: _____

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: 18.5 feet above sea level Lots: 22.0 feet above sea level

Existing elevation ranges from an average low of 15.5 to an average high of 20.3 feet above sea level.

Elevations based on: NGVD - 1929 NGVD - 1988 (NAVD - 88)

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

Indicate which of the processes you will be following for roadway construction: ~~2/A~~

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:

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 Pasco

The foregoing instrument was acknowledged before me this 15th day of October, 2014, by Alex B Thompson, Jr. who is personally known to me or has/have produced n/a as identification and who did/did not take an oath.

Sandra L Thompson Notary Public Signature [Signature] Signature of Applicant/Agent

Sandra L Thompson Notary Printed Signature Alex B Thompson, Jr. Printed Signature of Applicant/Agent



Title

Commission Code

29340 Rhodin Pl. Address

Wesley Chapel FL 33545 City, State, Zip

813-973-2092 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 Alex B. Thomson to be my agent for this application.

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of October, 2011 by HAMILTON E Hunt Jr as President of Hunt Real Estate Services Inc Manager of HRES HERITAGE LINK LLC 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
<u>Mary Virginia Bernard</u>	<u>HAMILTON E. Hunt Jr, Pres.</u>
Notary Printed Signature	Printed Signature of Applicant
<u>Notary</u>	<u>5100 W Kennedy Blvd Suite 100</u>
Title	Address
<u>FF033889</u>	<u>TAMPA FL 33629</u>
Commission Code <u>FF</u>	City, State, Zip
	<u>(813) 289-5511</u>
	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 HRES Heritage Lake, LLC to be the applicant for this Preliminary Plat.

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 8 day of Oct, 2014, by Alan Heller as manager of Heller Rampart Investors, LLC who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

[Signature]
Notary Public Signature

[Signature]
Signature of Owner

Regina Davis
Notary Printed Signature

Alan Heller
Printed Signature of Owner

Title

4204 W Morrison Ave
Address

Commission Code

Tampa FL 33629
City, State, Zip

813 695-3643
Telephone Number



The FLUCCS map, as requested in the preliminary Plat Application package is not needed per Jamie Scudera. She said it is not required and no consultant is needed. Her contact number is 941-743-1290.

Thank you

Alex Thompson, Jr., P.L.S. 5318

Extreme Surveying of Florida, Inc.

A handwritten signature in blue ink that reads "J. Scudera". The signature is written in a cursive, flowing style.