

Application No.
PV-12-07-04
(Plat Vacation)

Applicant
Burnt Store Presbyterian Church, Inc.
/ Parcel "C" of Burnt Store Park
Subdivision

Legislative

Commission Dist. II



Community Development

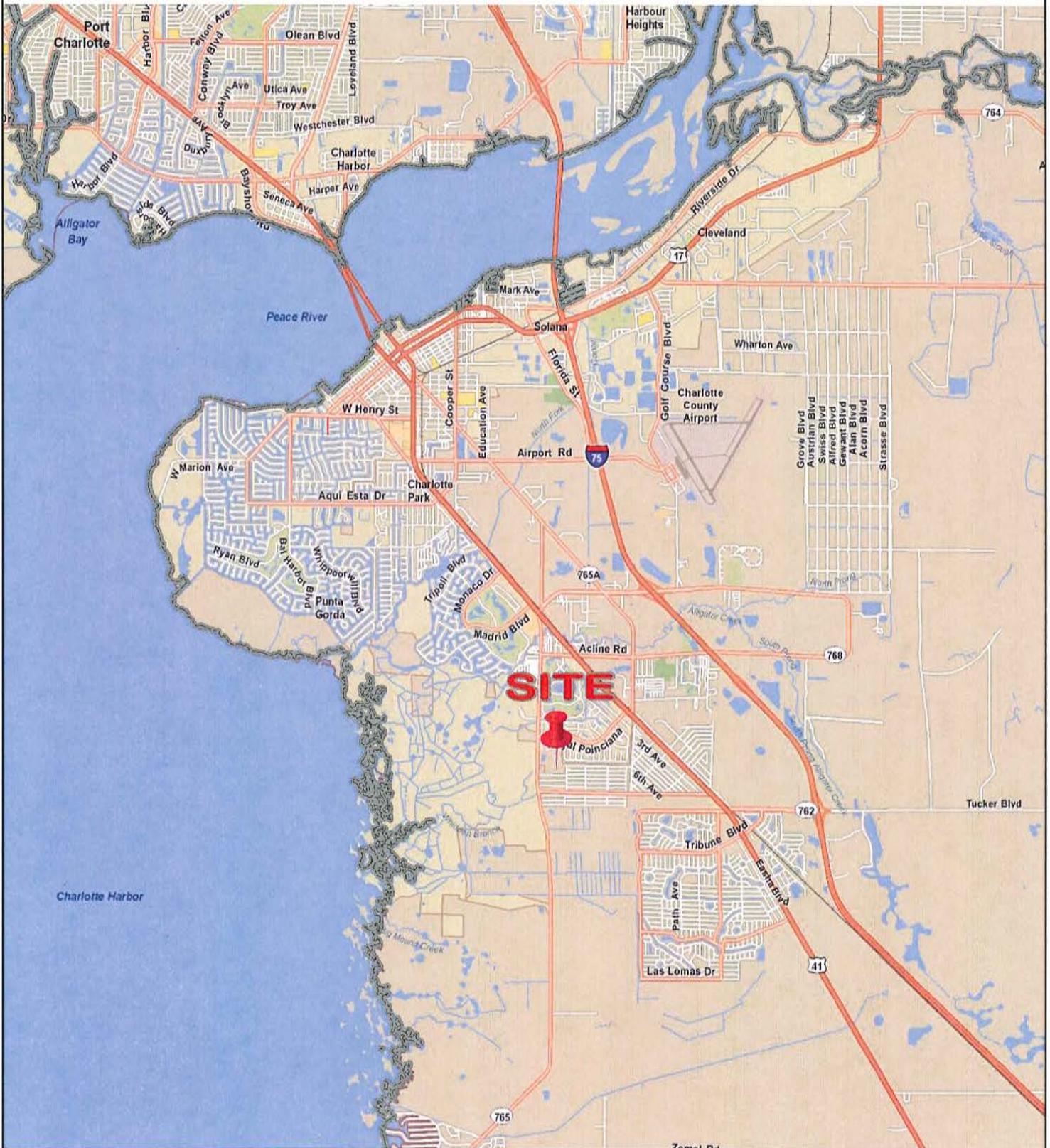
CHARLOTTE COUNTY

Location Map for PV-12-09-05

Charlotte County Government

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

www.CharlotteCountyFL.com



33/41/23 East 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: 9/14/2012 8:43:52 AM

Path: M:\Departments\LIS\Projects\Petition_Maps\Comp_Planning\2012\PV-12-09-05\PCKT_Location_PV-12-09-05.mxd



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Community Development

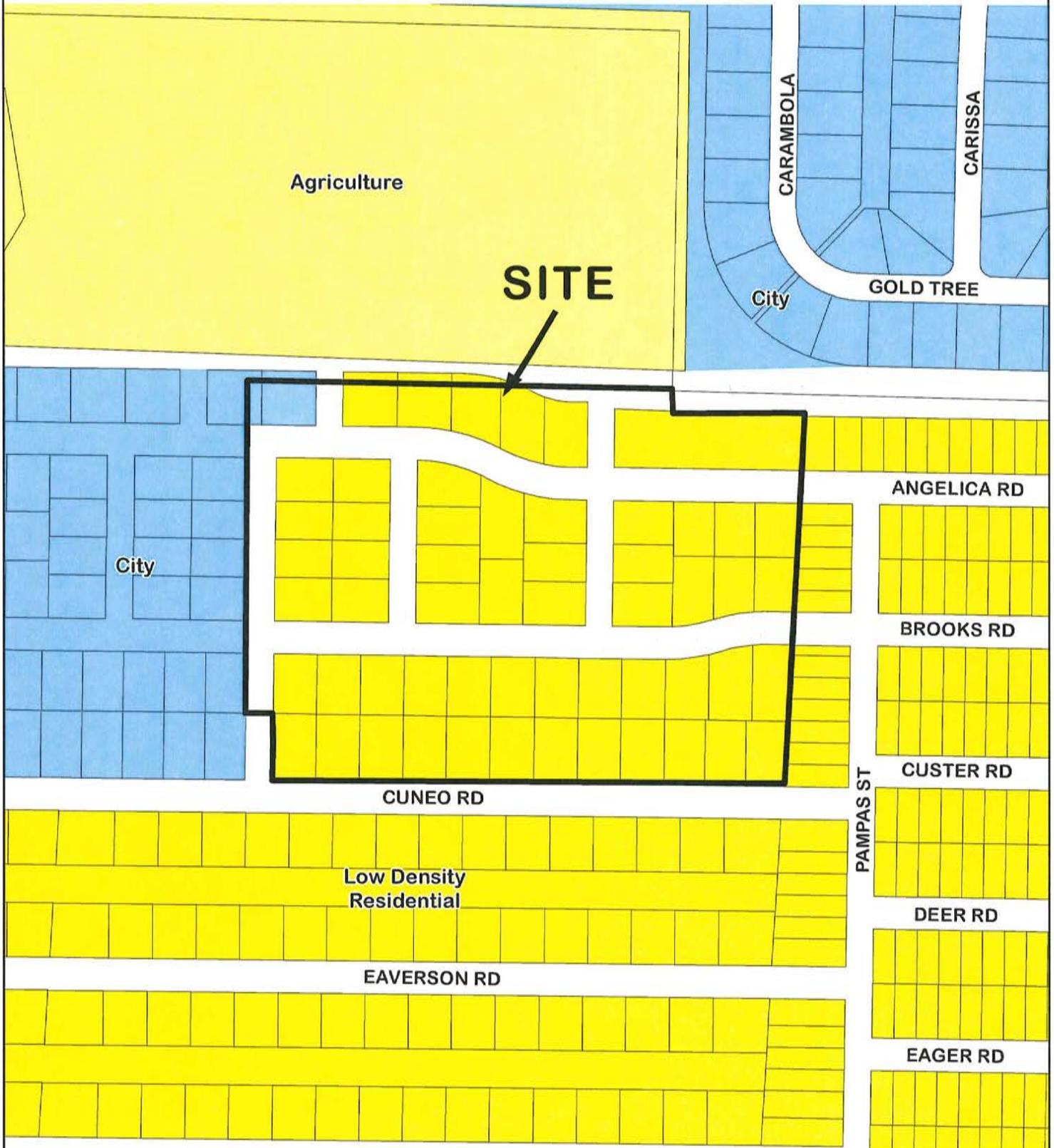
CHARLOTTE COUNTY

Flum Map for PV-12-09-05

Charlotte County Government

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Community Development

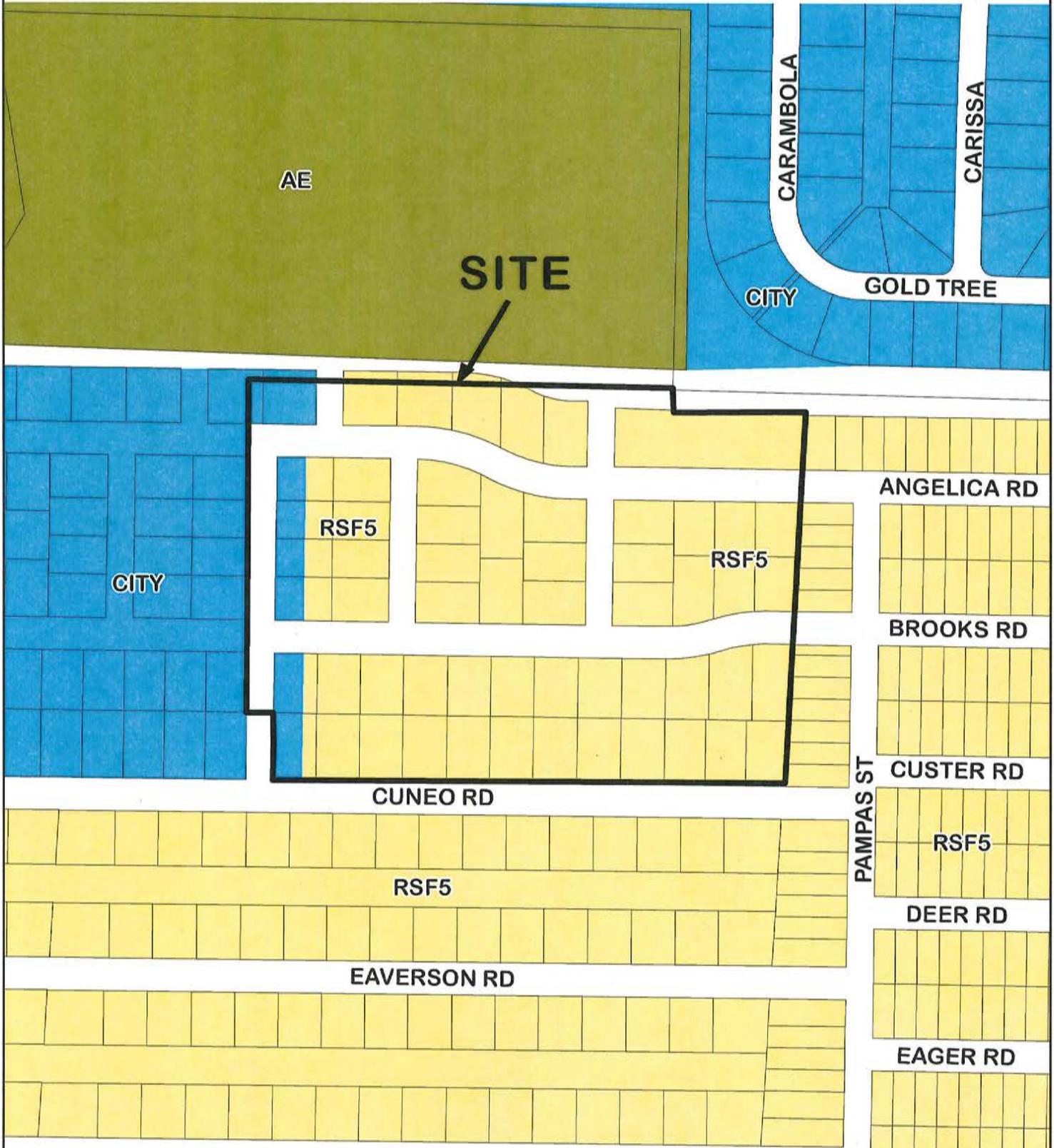
CHARLOTTE COUNTY

Zoning Map for PV-12-09-05

Charlotte County Government

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33/41/23 East County

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MEMORANDUM

Date: October 18, 2012

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

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

Subject: PV-12-09-05, Burnt Store Park

Burnt Store Presbyterian Church, Inc. is requesting a Plat Vacation for Parcel C of the plat of Burnt Store Park Subdivision as recorded in Plat Book 7, Page 3, of the Official Records of Charlotte County, Florida. Also included in the vacation are undeveloped portions of Ann Road, Brooks Road, Highland Pine Avenue, Johns Street, Orangewood Street, and Trafalgar Street. The property is 20.65 acres, more or less, and is located east of Burnt Store Road, north of Cuneo Road, west of Pampas Street, and south of Royal Poinciana, in Section 33, Township 41S, Range 23E, in Commission District II.

The site is located within the boundaries of the Urban Service Area and borders the City of Punta Gorda. The Future Land Use Map designation is Low Density Residential. The Zoning District is Residential Single-family 3.5 (RSF-3.5). The project lies in Flood Zone 9AE, and in Storm Surge Evacuation Zone B.

The stated purpose of the plat vacation is to consolidate property owned by Burnt Store Presbyterian Church, Inc. No construction is contemplated at this time. Conversations with the applicant indicate that they have no interest in the additional residential density that would accrue as a result of the referenced streets being vacated. Their stated intention is to submit a restrictive covenant limiting the developable density to that which existed at the time of application.

During the staff review process, differences were noted between the 1961 survey of Parcel C of the Burnt Store Park plat and the current survey submitted with the application. The agent for the applicant has conferred with applicant's surveyor, Robert Orren South, and maintains that the current survey is correct.

Also noted during staff review was the fact that the Charlotte County GIS map shows the City of Punta Gorda's boundary extending through the western half of Lots 35, 36, 37, 38, 65, and 88, with the

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning Division

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

remainder of those lots within the boundary of Charlotte County. This presents a jurisdictional conflict with the application as it is currently configured. Staff advised the agent for the applicant to either request a continuance until the application can be revised, or to consider withdrawal of the application.



Parcel C of Burnt Store Park shown in orange, City of Punta Gorda boundary shown in blue

- Addressing** has reviewed the application and offered no comments.
- CCU** has reviewed the application and had no objections.
- City of Punta Gorda** has reviewed the application and offered no comments.
- Comprehensive Planning** has reviewed the application and offered no comments.
- Engineering** has reviewed the application and had no comments on the plat vacation, but noted that the County will not be taking over maintenance of the lake on the property owned by the church.
- GIS** has reviewed the application and offered no comments.
- Land Development** has reviewed the application and had the following comments:
 - A. CenturyLink has determined that they will require an easement for their facilities located on and between Oleander Street and Orangewood Street.

B. FPL has determined that they will require an easement for their facilities located on Ann Road.

Property Appraiser's Office has reviewed the application and offered no comments.

Real Estate Services has reviewed the application and stated that the proposed vacation will have no effect on the widening of Burnt Store Road.

Transportation has reviewed the application and offered no comments.

Zoning/Environmental has reviewed the application and offered no comments.

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

- 1) There are major discrepancies relating to section lines and corner monuments between the original "BURNT STORE PARK " subdivision done by Lauren Britt in 1961 and the survey prepared by Robert South for this plat vacation request.
- 2) The County's GIS systems shows the Punta Gorda city limits running through lots 7, 35, 36, 37, 38, 65 and 88 and indicates Orangewood Street and portions of Ann Road and Brooks Road are within the City of Punta Gorda, yet these areas are included in the plat vacation submitted to Charlotte County. The city limits line shown on the County's GIS could be inaccurate. Therefore, the surveyor needs to locate the Punta Gorda city limits on the survey and provide the documents annexing these lands to the city of Punta Gorda.
- 3) A portion of Orangewood Street located between lots 88 and 89 is not part of the proposed vacation. This would create a dead-end street, which is not permitted according to our codes. This entire street should be included in this plat vacation (unless it is located in Punta Gorda).
- 4) Parcel P-1, located in the northeast corner of the survey was never part of the original subdivision plat and therefore it cannot be vacated and should not be included in this vacation and legal description.
- 5) The northerly portions of lots 6, 7, 8, 9, 10 and 11 and Highland Pine Avenue do not appear to be located within the legal description for the plat vacation. Staff cannot endorse any vacation that leaves slivers of lots or street right-of-way. The applicant must include all of these plated lots and street right-of-way in the plat vacation.

RECOMMENDATION

Community Development recommends denial of Petition #PV-12-09-05, because a portion of the proposed plat vacation lies outside the boundary of Charlotte County. Should the Board choose to approve the petition, staff recommends the following three (3) conditions:

1. Prior to the recording of the resolution approving the plat vacation, the applicant shall record a restrictive covenant limiting the density on the area of the plat vacation to that which existed at the time of application.
2. Prior to the recording of the resolution approving the plat vacation, the applicant shall record an easement in favor of Florida Power and Light for their facilities located on Ann Road.
3. Prior to the recording of the resolution approving the plat vacation, the applicant shall record an easement in favor of CenturyLink for their facilities located on and between Oleander Street and Orangewood Street.



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PLAT VACATION APPLICATION

Date Received: 9/7/12	Date of Log-in: 9/7/12
Petition #: PV-12-09-05	CAP# VPL-12-00001
Receipt #: 93895	Amount Paid: \$1,410.00

1. Name of plat to be vacated: Parcel "C" in Section 33, Township 41S, Range 23E
BURNT STORE PARK SUBDIVISION
2. Plat Book # 7 Page(s) # 3

3. Parties involved in the application

A. Name of Applicant* (Applicant must be owner of record):
Burnt Store Presbyterian Church, Inc.

Mailing Address: 11330 Burnt Store Road

City: Punta Gorda	State: FL	Zip Code: 33955
Phone Number: 941-639-0001	Fax Number: 941-639-1069	

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.

B. Name of Agent: Bill Kerns, President

Mailing Address: 11330 Burnt Store Road

City: Punta Gorda	State: FL	Zip Code: 33955
Phone Number: 941-639-0001	Fax Number: 941-639-1069	

Email Address: psu1958@aol.com

C. Name of Surveyor: Robert Orren South, Land Surveyor 2668, South Surveying & Mapping

Mailing Address: 5500 Sabal Palm Lane

City: Punta Gorda	State: FL	Zip Code: 33982
Phone Number: 941-639-4123	Fax Number: n/a	

Email Address: puntagordaboy@hotmail.com

4. Property ID #*: 412333302002

*If there are more than can fit on the above line, attach a separate page with listing of ID #s.

5. Section 33 Township: 41S Range: 23E

6. Commission District: 2

7. Total acreage of project site: 20.65 acres

8. *Zoning designation(s): RSF5

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

*if more than one, provide acreage of each

9. Purpose of request: Consolidation

10. Names of any streets to be vacated as part of this application: Orangewood Street,
Brooks Road, John Street, Ann Road, Trafalgar Street, & Highland Pine Avenue

Equals total of 180,643 SF = 4.15 acres

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Plat Vacation and 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 Charlotte

The foregoing instrument was acknowledged before me this 5 day of September, 2012, by William Kerns who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

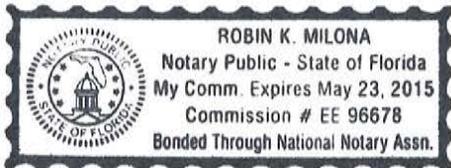
Robin K Milona | W. Kern
Notary Public Signature | Signature of Applicant/Agent

Robin K. Milona | Bill Kerns PRES. BURNT STORE CHURCH
Notary Printed Signature | Printed Signature of Applicant/Agent

_____ | 11330 Burnt Store
Title | Address

EE 96678 | Punta Gorda, FL 33955
Commission Code | City, State, Zip

_____ | 941-639-0001
Telephone Number





Charlotte County Government

"To exceed expectations in the delivery of public services"

www.charlottecountyfl.com

OFFICIAL RECEIPT

Trans Number : **93895**

Date Issued. : 09/07/2012

Application No. : VPL-12-00001

Project Name : N/A

Received From : Burnt Store Presbyterian Church

Applicant : Burnt Store Presbyterian Church, Inc.

DBA : Burnt Store Presbyterian Church, Inc.

PAYMENT INFO

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
Check			
PLAT_VAC PLAT VACATION	2208	\$1,410.00	App ID : VPL-12-00001plat vacation
		\$1,410.00	Total Check

Cashier ID : SANTIMAUROD

Total Receipt Amount : **\$1,410.00**

Change Due : \$0.00



APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
VPL-12-00001	104799	\$1,410.00	
Total Amount :		\$1,410.00	

Community Development Department

18400 Murdock Circle | Port Charlotte, FL 33948

BURNT STORE PRESBYTERIAN CHURCH
OPERATING ACCOUNT
11330 BURNT STORE ROAD
PUNTA GORDA, FL 33955-1402

REGIONS BANK
63-466/631

2208

8/24/2012

PAY TO THE ORDER OF CC Board of County Commissioners

\$ **1,410.00

One Thousand Four Hundred Ten and 00/100 ***** DOLLARS

CC Board of County Commissioners
County Administration Building
18150 Murdock Circle
Port Charlotte, Florida 33948

MEMO Application for Plat Vacation

Betty L. Falkenberg
AUTHORIZED SIGNATURE

⑈002208⑈ ⑆063104668⑆ 0132370083⑈

BURNT STORE PRESBYTERIAN CHURCH OPERATING ACCOUNT

CC Board of County Commissioners
Designated Funds:Session:3260 · S Build Application for Plat Vacation

8/24/2012

2208

1,410.00

Regions Oper (Exp) 0 Application for Plat Vacation

1,410.00

A SURVEY OF PARCEL "C"

(ORB 1281, PG 795-2007-2009)

THAT PORTION OF BURNT STORE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 3, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, RUN NORTH 88°53'11" WEST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 780.99 FEET; THENCE SOUTH 00°23'26" WEST ALONG THE WESTERLY RIGHT-OF-WAY OF ORANGEWOOD STREET (NOT IMPROVED), A DISTANCE OF 612.13 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY OF SAID ORANGEWOOD STREET; THENCE SOUTH 00°23'26" WEST ALONG SAID EAST RIGHT-OF-WAY OF ORANGEWOOD STREET A DISTANCE OF 122.71 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CUSTER ROAD; THENCE SOUTH 89°44'22" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY OF CUSTER ROAD A DISTANCE OF 943.01 FEET; THENCE NORTH 03°11'12" EAST, A DISTANCE OF 682.03 FEET; THENCE SOUTH 89°32'26" WEST A DISTANCE OF 243.43 FEET; THENCE NORTH 02°14'05" WEST A DISTANCE OF 45.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 16.50 ACRES, MORE OF LESS.

SURVEYOR'S NOTE: LESS AND EXCEPT THE DEDICATED ROAD RIGHTS OF WAY OF ORANGEWOOD STREET; TRAFALGER STREET; JOHN STREET; HIGHLAND PINE AVENUE; BROOKS ROAD; ANN ROAD.

Burnt Store Presbyterian Church

Roads in Parcel "C"
To Be Vacated

<u>Road</u>	<u>Square Feet</u>	
Highland Pine Avenue	4,073	
Ann Road	61,975	
Trafalgar Street	16,562	
Johns Street	15,000	
Orangewood Street	29,622	
Brooks Road	57,484	
Total	<u>180,643</u>	4.15 acres

ORANGEWOOD STREET 50' RW
NOT VACATED NOT IMPROVED
29,622 sf

HIGHLAND
PINE AVE
NOT VACATED
NOT IMPROVED
4,073 sf

JOHN STREET 50' RW
NOT VACATED NOT IMPROVED
15,000 sf

BROOKS ROAD 60' RW
NOT VACATED NOT IMPROVED
57,484 sf

TRAFALGER STREET 50' RW
NOT VACATED NOT IMPROVED
16,562 sf

ANN ROAD 60' RW
NOT VACATED NOT IMPROVED
61,975 sf





[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

2011 Roll Details — Real Estate Account At 26070 CUNEO RD, PUNTA GORDA

Real Estate Account #412333302002 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2011	2010	2009	2008	...	2000
Paid	Paid	Paid	Paid		Paid

Owner: BURNT STORE PRESBYTERIAN CH
 11330 BURNT STORE RD
 PUNTA GORDA, FL 33955
 Situs: 26070 CUNEO RD
 PUNTA GORDA

Account number: **412333302002**
 Alternate Key: 10001407950
 Millage code: 104
 Millage rate: 16.84440

Assessed value: 38,547
 School assessed value: 38,547

Exemptions

RELIGIOUS (CHURCH): 38,547

Location is not guaranteed to be accurate.

Property Appraiser- GIS

2011 annual bill

Ad valorem: \$0.00
 Non-ad valorem: \$1,573.56
 Total tax:
Paid 2011-11-17 \$1,510.62
Receipt #337-00000514



View Legal description Location
 BSP 000 0000 0008 BURNT STORE PARK
 THAT PORTION OF LTS 8 THRU 12 LYING
 S OF C/L SEC 33 ALL LTS 13 THRU 34
 THE E1/2 OF LTS 35 THRU 38 THE E1/3
 OF LT 65 ALL LTS 66 THRU 87 & E1/3
 OF LT 88 431/502 666/625 740/991
 1072/2162 CORR1229/164 1281/789 128

Book, page, item: --
 Geo number: 0076497-
 000000-0
 Range: 23
 Township: 41
 Section: 33
 Neighborhood: BURNT
 STORE
 PARK
 Total acres: 0.00

2012 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Charlotte County

Do Not Pay-This Is Not A Bill

Parcel ID#/Account#: **412333302002**

Property Address: **26070 CUNEO RD**

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next fiscal year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Taxing Authority Property Tax Information							A Public Hearing on the Proposed Taxes and Budget Will be Held:
Taxing Authority Tax District: 104	Your Final Tax Rate & Taxes Last Year (2011)		Your Tax Rate & Taxes This Year (2012)				
			IF NO Budget Change is	IF PROPOSED Budget Change is			
*Column 1		*Column 2		*Column 3			
	Tax Rate	Your Taxes	Tax Rate	Your Taxes	Tax Rate	Your Taxes	
County General Fund	6.2796	0.00	6.6725	0.00	6.2796	0.00	Charlotte County (941)743-1551
Lighting	0.2387	0.00	0.2534	0.00	0.2387	0.00	9/13/12 5:01 PM - 18500 Murdock Cir
Law Enforcement	2.3499	0.00	2.5047	0.00	2.3499	0.00	Greater Charlotte Lighting District Charlotte County MSTU for Law Enforcement
Public Schools							
By State Law	5.0960	0.00	5.3812	0.00	5.2430	0.00	School Board (941)255-0808 Ext 3131
Local Board	2.2480	0.00	2.3738	0.00	2.2480	0.00	9/11/12 5:30 PM - 1445 Education Way, Pt Charlotte
Water Management SWFWMD	0.3928	0.00	0.4076	0.00	0.3928	0.00	SW FL Water Mgt Dst (352)796-7211 Ext 4129 9/11/12 6:00 PM - 7801 Highway 301 N, Tampa
Independent District WCIND	0.0394	0.00	0.0402	0.00	0.0394	0.00	West Coast Inland Navigation Dist (941)485-9402 9/14/12 5:01 PM - 401 W Venice Ave, Venice
Voter Approved Env Sensitive Lands	0.2000	0.00	0.2000	0.00	0.2000	0.00	Environmentally Sensitive Lands Program
Total Property Taxes	16.8444	\$0.00	17.8334	\$0.00	16.9914	\$0.00	

Notice of Proposed or Adopted Non-Ad Valorem Assessments					
Levying Authority	Telephone Number	Last Year's Assessed Amount	This Year's Proposed and/or Adopted Amount		
			Units	Rate	Assessed Amount
Charlotte County Fire Rescue Dept.	(941) 833-5600	711.75	Varies	Varies	711.75
So.Punta Gorda Hghts West S&D Unit(M)Vac	(941) 575-3600	603.53	11.300	53.410	603.53
South Charlotte Stormwater Util (M)-VNAG	(941) 575-3600	258.28	10.620	24.320	258.28
Total					\$1,573.56

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, DRAINAGE, GARBAGE, FIRE, LIGHTING, WATER, SEWER, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, OR ANY SPECIAL DISTRICT.

Property Appraiser Value and Exemption Information				
	*YOUR PROPERTY VALUE AS OF JANUARY 1			
	Last Year,	Last Year, School	This Year, Non-School	This Year, School
Market Value	38,547	38,547	41,456	41,456
Assessed	38,547	38,547	41,456	41,456
Exemptions	38,547	38,547	41,456	41,456
Taxable Value	0	0	0	0
*Assessment Reductions				
	Non-School		School	
10% Cap on Non-homestead	0		0	
*Exemptions				
	Last Year,	Last Year, School	This Year, Non-School	This Year, School
36 Church	38,547	38,547	41,456	41,456

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2012, or if you are entitled to an exemption or classification that is not reflected, please contact the Charlotte County Property Appraiser's Office at: 18500 Murdock Circle, Port Charlotte, Florida 33948-1076

Real Property: (941) 743-1498 rp@ccappraiser.com
 Agricultural: (941) 743-1483 rp@ccappraiser.com
 Exemption: (941) 743-1593 records@ccappraiser.com
 Personal Property: (941) 743-1476 tpp@ccappraiser.com

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed ON OR BEFORE:

5:00 p.m. September 10, 2012

Legal Description:
 BSP 000 0000 0008
 BURNT STORE PARK THAT PORTION OF LTS 8 THRU 12 LYING S OF CAL SEC 33 ALL LTS 13 THRU 34 THE E1/2 OF LTS 35 THRU 38 THE E1/3 OF LT 65 ALL LTS 66 THRU 87 & E1/3 OF LT 88 See tax roll for remaining legal

BURNT STORE PRESBY CHURCH INC
 ATTN BETTY FALKENBERG ex36
 11330 BURNT STORE RD
 PUNTA GORDA FL 33955-1402

*See reverse side for explanation of columns above.

Charlotte County GIS Map



Charlotte County GIS Department Copyright (C) 2012



Copyright 2012
Charlotte County GIS
18500 Murdock Circle
Port Charlotte, FL 33948

- Legend**
- Highlighted_Feature
 - Selected_Features
 - City of Punta Gorda Boundary
 - Accounts
 - Lots
 - Waterway Names

DISCLAIMER : 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. C.C.G.I.S. maintains a record regarding the methods used to produce this map and can be furnished upon request.

Ellis, Steven

From: Joan LeBeau <JLeBeau@CI.PUNTA-GORDA.FL.US>
Sent: Wednesday, October 17, 2012 1:41 PM
To: Ellis, Steven
Subject: Plat vacation

Steven,

Please accept my apologies for the delay in the response to the Plat Vacation of Burnt Store Park. The City has no issues with the plat vacation PV-12-09-05, Burnt Store Park.

Joan

Joan F. LeBeau, AICP

Chief Planner/ISA Certified Arborist

City of Punta Gorda

326 W. Marion Ave.

Punta Gorda Florida 33950

jlebeau@ci.punta-gorda.fl.us

941.575.3311



CenturyLink™
Stronger Connected

Mailstop: D7569L0110-C194
P.O. Box 165000
Altamonte Springs, FL 32716-5000
Centurylink.com

September 20, 2012

Stan Irish, Community Development Coordinator
Charlotte County Government
Community Development ROW/Stormwater
18400 Murdock Circle
Port Charlotte, FL 33948

RE: Request for Vacation of Portion of Burnt Store Park Subdivision as recorded in Plat Book 7, pg 3, Public Records of Charlotte County, FL, as Shown on the Attached

Dear Mr. Irish:

Embarq Florida, Inc. a/b/a CenturyLink has facilities located in the area on and between Oleander Street and Orangewood Street on the above referenced plat. We were not able to confirm the boundaries of "Parcel C", so we are not sure if there is a conflict. We do not object to the proposed vacation if we are granted an easement before, or at the same time the vacation occurs if any of our facilities are impacted.

Please confirm the boundaries of Parcel C if you need further information, or have the facilities located and submit the data to us for further evaluation. We have a standard easement document I can send to you for the applicants to get executed, as appropriate.

If we can be of any further assistance, please contact me at the number below.

Sincerely,

Ginny Bolling
Network Real Estate Negotiator

Cc: Kelly Magicra, Engineer

Ginny Graf Bolling
NETWORK REAL ESTATE NEGOTIATOR
REAL ESTATE TRANSACTIONS AND ANALYSIS
Voice: (407) 889-1627
Wireless: (321) 303-3258
Fax: (407) 886-6928

Ellis, Steven

From: Hunter, Judy
Sent: Tuesday, September 18, 2012 9:11 AM
To: Irish, Stan; Roy.Winfrey@fpl.com; Barnett, William L (William.L.Barnett@CenturyLink.com); gonzalo_rojas@cable.comcast.com
Cc: Ellis, Steven
Subject: RE: PV-12-09-05 Burnt Store Presbyterian Church, Inc

CCU has no objections to this request.

Judy Hunter, Administrative Assistant
Charlotte County Utilities
Engineering Services
25550 Harbor View Road, Suite 1
Port Charlotte, FL 33980
Ph: 941.764.4539
Fax: 941.764.4319
Email: judy.hunter@charlottefl.com
Web: CharlotteCountyFL.gov

From: Irish, Stan
Sent: Tuesday, September 11, 2012 2:00 PM
To: Hunter, Judy; Roy.Winfrey@fpl.com; Barnett, William L (William.L.Barnett@CenturyLink.com); gonzalo_rojas@cable.comcast.com
Cc: Ellis, Steven
Subject: PV-12-09-05 Burnt Store Presbyterian Church, Inc

Please review this memo, you are receiving a PDF of the file material for your review.

Please review the above-referenced petition and return your graphics, findings, and analysis to me as soon as possible (map graphics no later than November 1st, 2012) This is a legislative public hearing.
Charlotte County Community Development, Zoning.
18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941-764-4954 Fax: 941-743-1598

Stan Irish, Land Development Coordinator
Community Development
Right of Way/Stormwater
18400 Murdock Circle
Port Charlotte, FL 33948-1074
Phone 941.743.1264 Fax 941.764.4905 Cell 941.268.6886
www.CharlotteCountyFL.com



September 13, 2012

Stan Irish
Community Development
Right of Way/ Stormwater
18400 Murdock Circle
Port Charlotte, FL 33948-1074

**Re: Petition to vacate Orangewood Street, Brooks Road, John Street
Ann Road, Trafalgar Street and Highland Pine Avenue.
Equals total of 180,643 SF = 4.15 acres.**

Dear Stan Irish

After review your request to vacate this 6 street, Comcast has been determined that.

Comcast Cable does not object to the request to vacate the 4.15 acres in question.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 342-3578.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gonzalo Rojas'.

Gonzalo Rojas
Spec 2, Construction

Ellis, Steven

From: Alexander, Debbie
Sent: Tuesday, September 11, 2012 1:58 PM
To: Ellis, Steven
Cc: Payette, Paul; Gibson, Michael; Campitelli, Albert; Clim, Diane; Grossman, Gary; Searfoss, Bill; Bliss, Karen; Ford, Steven; Carson, Robert; Purcell, Don; Ouimet, Jason; Doll, Richard; Moore, Gayle
Subject: PV-12-09-05 Burnt Store Presbyterian Church, Inc.

PLAT VACATION: PV 12-09-05 Burnt Store Presbyterian Church

No comments at this time – the plat vacation will have no effect on the widening of Burnt Store Road.

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

“To Exceed Expectations in the Delivery of
Public Services”

INTEROFFICE MEMORANDUM
Community Development/Land Information Section

To: Steven Ellis

FROM: Gerry Collins
Design Technician - Addressing

DATE: September 11, 2012

RE: Addressing Comments
November 12, 2012 P&Z / December 11, 2012 BCC

PV-12-09-05 – Burnt Store Presbyterian Church, Inc.

I have no comments on this application.



CenturyLink™
Stronger Connected™

Mailstop: D7569L0110-C194
P.O. Box 165000
Altamonte Springs, FL 32716-5000
CenturyLink.com

September 20, 2012

Stan Irish, Community Development Coordinator
Charlotte County Government
Community Development ROW/Stormwater
18400 Murdock Circle
Port Charlotte, FL 33948

RE: Request for Vacation of Portion of Burnt Store Park Subdivision as recorded in Plat Book 7, pg 3, Public Records of Charlotte County, FL, as Shown on the Attached

Dear Mr. Irish:

Embarq Florida, Inc. a/b/a CenturyLink has facilities located in the area on and between Oleander Street and Orangewood Street on the above referenced plat. We were not able to confirm the boundaries of "Parcel C", so we are not sure if there is a conflict. We do not object to the proposed vacation if we are granted an easement before, or at the same time the vacation occurs if any of our facilities are impacted.

Please confirm the boundaries of Parcel C if you need further information, or have the facilities located and submit the data to us for further evaluation. We have a standard easement document I can send to you for the applicants to get executed, as appropriate.

If we can be of any further assistance, please contact me at the number below.

Sincerely,

Ginny Bolling
Network Real Estate Negotiator

Cc: Kelly Magiera, Engineer

Ginny Graf Bolling
NETWORK REAL ESTATE NEGOTIATOR
REAL ESTATE TRANSACTIONS AND ANALYSIS
Voice: (407) 889-1627
Wireless: (321) 303-3258
Fax: (407) 886-6928

Ellis, Steven

From: Pederzoli, Gary
Sent: Monday, September 24, 2012 1:34 PM
To: Ellis, Steven
Subject: PV-12-09-05_BurntStorePark

Steve,

I do not see any issues in the plat vacation of Burnt Store Park.

Gary M. Pederzoli
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"

FPL - one small objection (see attached)

Candice D. Roll

FPL Engineering

CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

9/27/12



PLAT VACATION APPLICATION

Date Received: 9/2/12	Date of Log-in: 9/2/12
Petition #: PV-12-09-05	CAPH VPL-12-00001
Receipt #: 93895	Amount Paid: \$1,410.00

1. Name of plat to be vacated: Parcel "C" in Section 33, Township 41S, Range 23E
BURNT STORE PARK SUBDIVISION
2. Plat Book # 7 Page(s) # 3

3. Parties involved in the application

A. Name of Applicant* (Applicant must be owner of record):
Burnt Store Presbyterian Church, Inc.

Mailing Address: 11330 Burnt Store Road

City: Punta Gorda State: FL Zip Code: 33955

Phone Number: 941-639-0001 Fax Number: 941-639-1069

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.

B. Name of Agent: Bill Kerns, President

Mailing Address: 11330 Burnt Store Road

City: Punta Gorda State: FL Zip Code: 33955

Phone Number: 941-639-0001 Fax Number: 941-639-1069

Email Address: psu1958@aol.com

C. Name of Surveyor: Robert Orren South, Land Surveyor 2668, South Surveying & Mapping

Mailing Address: 5500 Sabal Palm Lane

City: Punta Gorda State: FL Zip Code: 33982

Phone Number: 941-639-4123 Fax Number: n/a

Email Address: puntagordaboy@hotmail.com

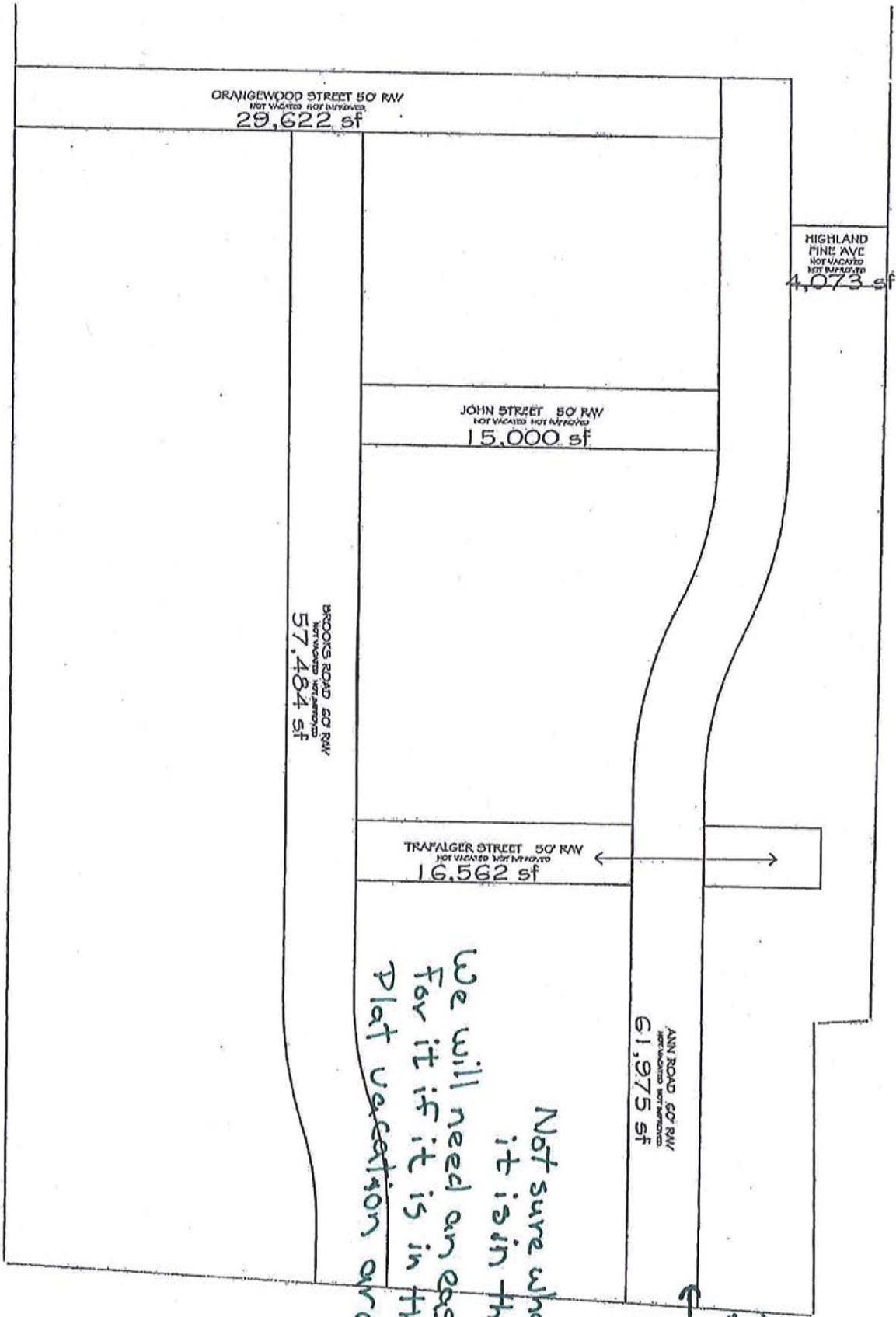
4. Property ID #*: 412333302002

*If there are more than can fit on the above line, attach a separate page with listing of ID #s.

5. Section 33 Township: 41S Range: 23E
6. Commission District: 2
7. Total acreage of project site: 20.65 acres
8. *Zoning designation(s): RSF5
*Future Land Use Map designation(s): Low Density Residential
*if more than one, provide acreage of each
9. Purpose of request: Consolidation
10. Names of any streets to be vacated as part of this application: Orangewood Street, Brooks Road, John Street, Ann Road, Trafalgar Street, & Highland Pine Avenue
Equals total of 180,643 SF = 4.15 acres

FPL has no objection to these vacations: Except on Ann Rd. See attached map.

We have a pole and anchor on Ann St and I cannot tell if it will still be in the road ROW or if it is out.



Not sure where
 it is in the field.
 We will need an easement
 for it if it is in the
 Plat vacation area.

FPL
 Pole
 & Anchor

Ellis, Steven

From: Ford, Steven
Sent: Thursday, October 18, 2012 11:02 AM
To: Ellis, Steven
Subject: Burnt Store Presbyterian Church

No Comments on Plat Vacation. We will not be taken over the maintenance of their lake (which they have been maintainancing for some years).

Steven L. Ford, PSM

County Surveyor
Charlotte County Community Development
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: Quillen, Ken
Sent: Thursday, September 20, 2012 12:02 PM
To: Ellis, Steven
Cc: 'puntagordaboy@hotmail.com.'; Cullinan, Shaun; jlebeau@ci.punta-gorda.fl.us
Subject: Proposed Plat Vacation, PV-12-09-05

Steven,

A number of questions and concerns have come up during our preliminary review of the proposed Plat Vacation, PV-12-09-05. These issues are listed below and need to be addressed before we can finalize our review and recommendation regarding this proposed plat vacation.

- 1) There are major discrepancies relating to section lines and corner monuments between the original "BURNT STORE PARK" subdivision done by Lauren Britt in 1961 and the survey prepared by Robert South for this plat vacation request. What is the explanation for these discrepancies?
- 2) The County's GIS systems shows the Punta Gorda city limits running through lots 7, 35, 36, 37, 38, 65 and 88 and indicates Orangewood Street and portions of Ann Road and Brooks Road are within the City of Punta Gorda, yet these areas are included in the plat vacation submitted to Charlotte County. Can the County take action regarding a plat vacation on lands within the City Limits? The city limits line shown on the County's GIS could be inaccurate, therefore, the surveyor needs to locate the Punta Gorda city limits on the survey and provide the documents annexing these lands to the city of Punta Gorda.
- 3) A portion of Orangewood Street located between lots 88 and 89 is not part of the proposed vacation. Why is this? This would create a dead-end street, which is not permitted according to our codes. This entire street should be included in this plat vacation (unless it is located in Punta Gorda).
- 4) Parcel P-1, located in the northeast corner of the survey was never part of the original subdivision plat and therefore it cannot be vacated and should not be included in this vacation and legal description.
- 5) The northerly portions of lots 6, 7, 8, 9, 10 and 11 and Highland Pine Avenue do not appear to be located within the legal description for the plat vacation. Why is this, and what is the intent for leaving small remnants of these lots and street right-of-way? Staff cannot endorse any vacation that leaves slivers of lots or street right-of-way. The applicant must include all of these plated lots and street right-of-way in the plat vacation.
- 6) Does the applicant intend to also vacate that portion of the plat that is locate within the city limits of Punta Gorda?

Regards,

Kenneth J. Quillen Jr., AICP, Planner III
Community Development Department
Charlotte County Government
18400 Murdock Circle
Port Charlotte, FL 33948-1068
Phone: (941) 623-1073 Fax: (941) 743-1598
e-mail: Ken.Quillen@charlottefl.com
www.CharlotteCountyFL.gov

"To exceed Expectations in the Delivery of Public Services"