

Application No.
SV-12-07-04
(Street Vacation)

Applicant
John Pizzi, Arthur & Ethel Hatfield / A
portion of Manor Road

Legislative

Commission Dist. III



Community Development

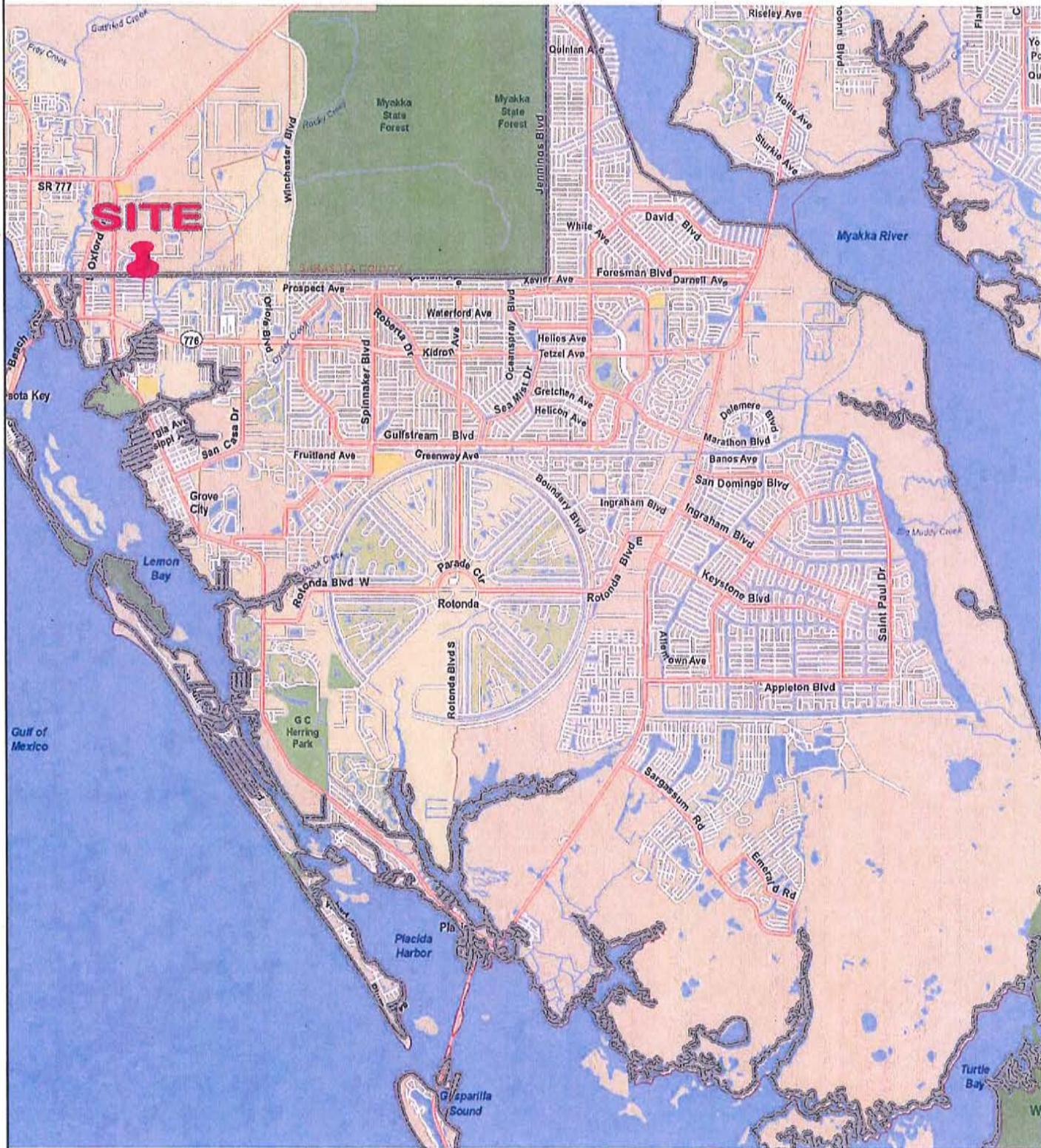
CHARLOTTE COUNTY

Location Map for SV-12-07-04

Charlotte County Government

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

www.CharlotteCountyFL.com



05/41/20 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 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: 9/6/2012 4:35:43 PM

Path: M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2012\SV120704\PKCT_Location_SV120704.mxd



© Copyright 2012 Port Charlotte, FL by Charlotte County



Community Development

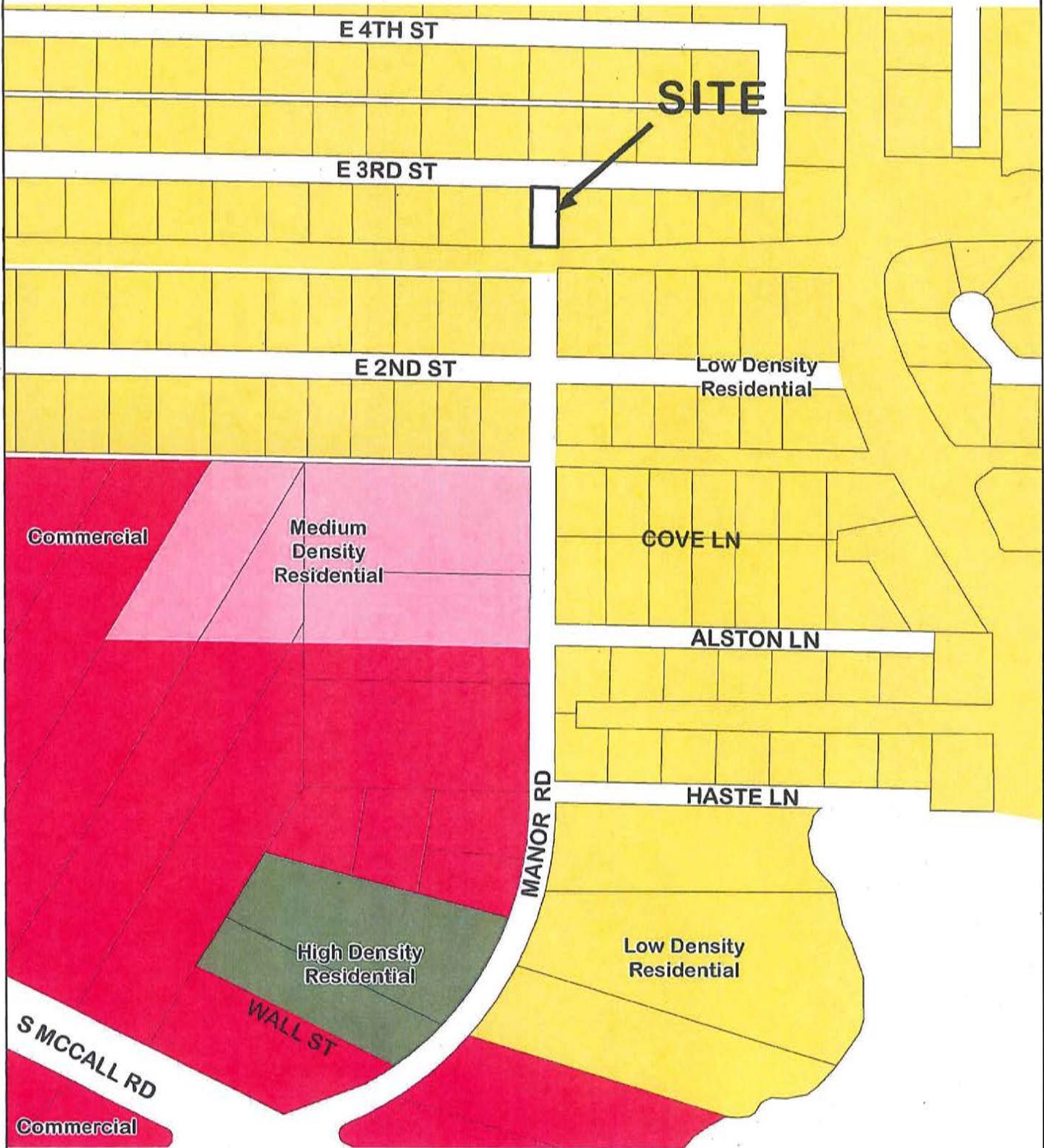
CHARLOTTE COUNTY

Flum Map for SV-12-07-04

Charlotte County Government

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

www.CharlotteCountyFL.com



05/41/20 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 Date Saved: 9/6/2012 1:59:02 PM Path: M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2012\SV120704\PKT_Flum_mxd



© Copyright 2012 Port Charlotte, FL by Charlotte County



Community Development

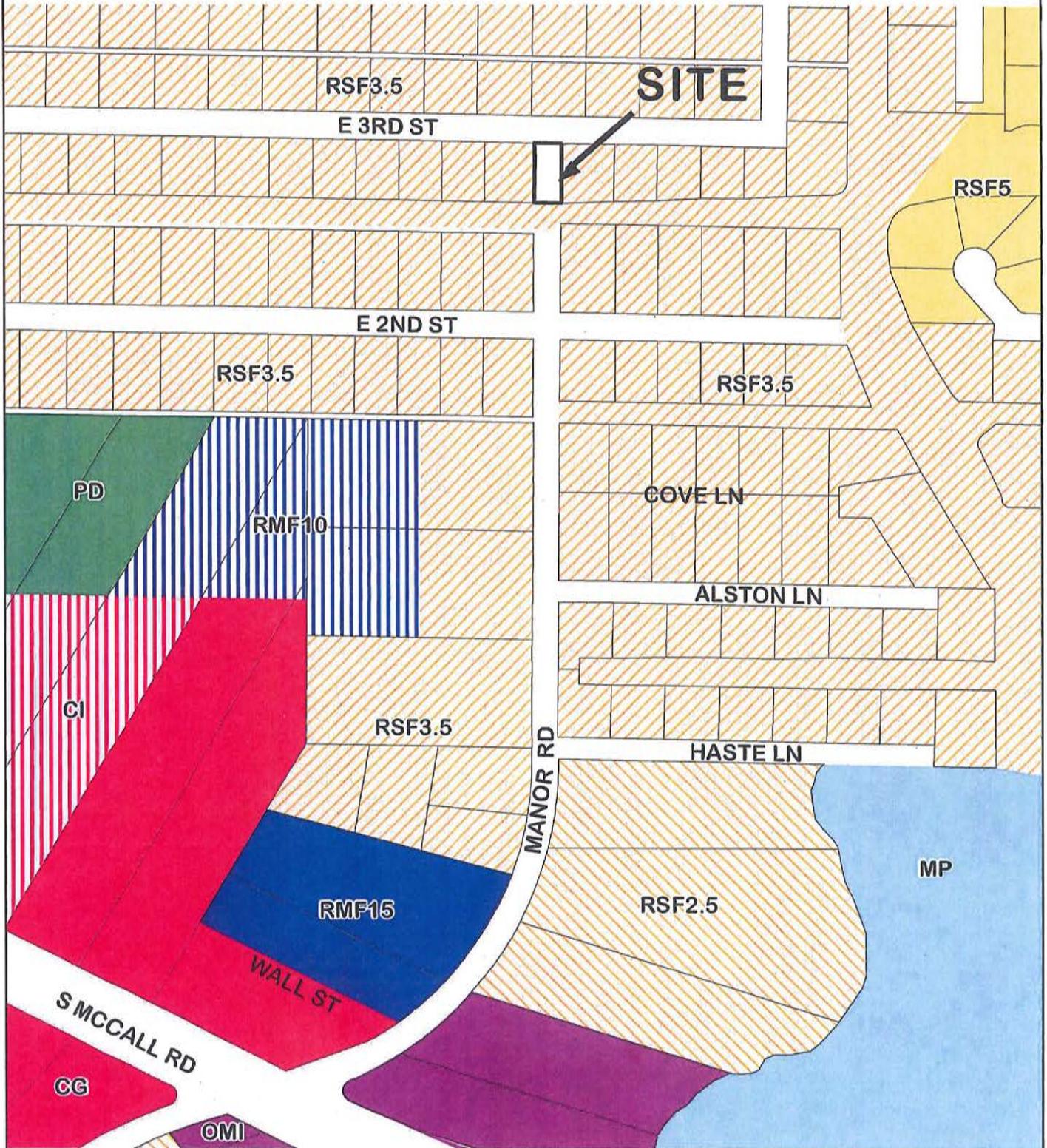
CHARLOTTE COUNTY

Zoning Map for SV-12-07-04

Charlotte County Government

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

www.CharlotteCountyFL.com



05/41/20 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 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: 9/6/2012 2:07:33 PM

Path: M:\Departments\LIS\Projects\Petition_Maps\Comp_Planning\2012\SV120704\PKKT_Zoning_.mxd



© Copyright 2012 Port Charlotte, FL by Charlotte County



MEMORANDUM

Date: September 21, 2012

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

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

Subject: SV-12-07-04, Street Vacation, Portion of Manor Road
John Pizzi and Arthur & Ethel Hatfield

John Pizzi and Arthur & Ethel Hatfield are requesting to vacate the portion of Manor Road that runs between East 3rd Street and Snook Bayou. The segment is 0.13 acres, more or less, and is located south of East 3rd Street, north of Snook Bayou, west of Rocky Creek, and east of Hickory Drive, in Rock Creek Park 2nd Addition, as recorded in Plat Book 4, Page 29, of the Official Records of Charlotte County, Florida, in Section 5, Township 41, Range 20, in Commission District III.

ANALYSIS

The applicants own the abutting lots on both sides of the proposed vacation, which lies within the boundaries of the Urban Service Area. The Hatfields own Lot 1 on the east side, and Mr. Pizzi owns Lots 12 and 13 on the west side of this undeveloped right-of-way. A site visit by County staff on August 1, 2012, confirmed that erosion into Snook Bayou is occurring at the south end of Manor Road. On the opposite bank of Snook Bayou is a concrete boat ramp that is mostly overgrown with Brazilian Pepper trees that reach halfway across the canal at that point.

The Future Land Use Map designation is Low Density Residential. The Zoning District is Residential Single-family 3.5 (RSF-3.5). It lies within flood zone 10AE and Storm Surge Evacuation Zone A.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941-743-1598 | Fax: 941-764-4905



(From Charlotte County GIS)



(The ROW to be vacated as viewed from the south side of Snook Bayou – 8/1/12)



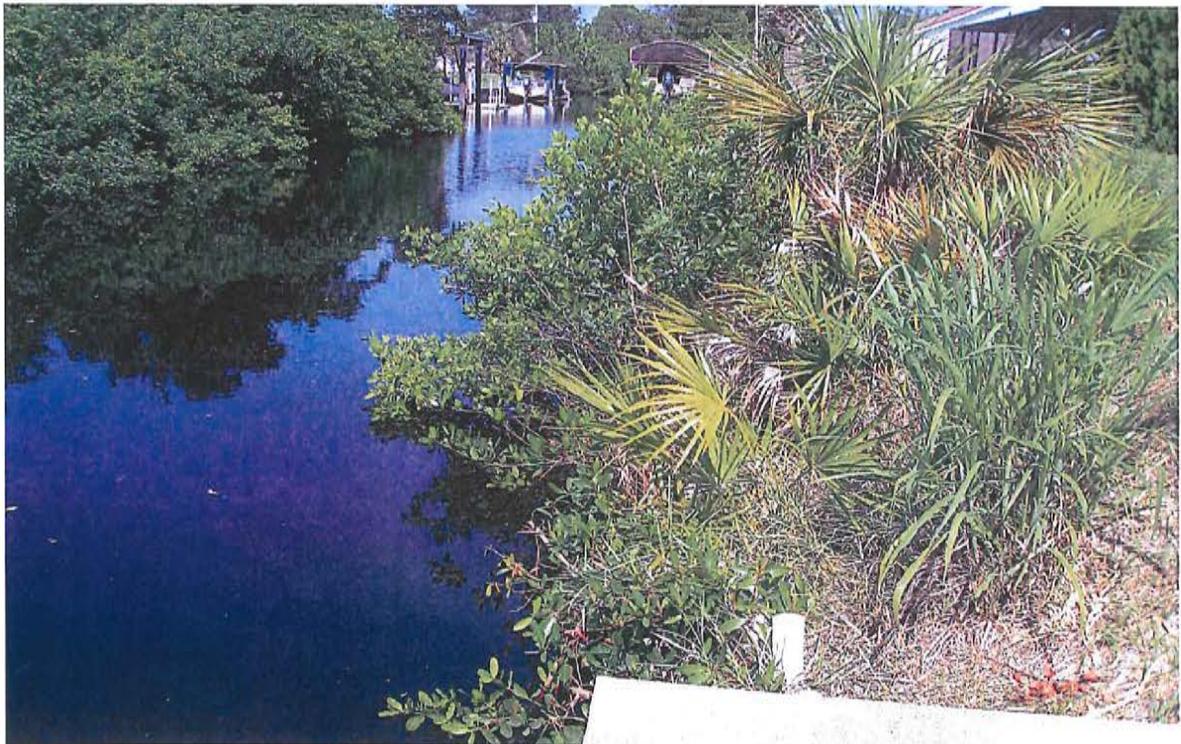
(What remains of the boat ramp on the south side of Snook Bayou – 8/1/12)



(The ROW to be vacated looking south from 3rd St. – 8/1/12)

FLU Policy 2.1.5 Access to Public Water Bodies of the Smart Charlotte 2050 Comprehensive Plan states, *“The County shall not vacate any public street, right-of-way, or easement that would constrain existing or potential public access to the County’s many water bodies in the absence of public benefit.”*

At the time of application, the applicants were advised of this policy, but chose to proceed. As their proposed off-setting benefit, they have offered to construct, at their own expense, a seawall along the portion of Manor Road where it meets Snook Bayou, to eliminate a navigational chokepoint on the waterway, and to prevent further erosion. They have provided two estimates each from licensed seawall contractors. They have also submitted a citizen petition in favor of the street vacation bearing the signatures of twenty-three of their neighbors.



(The shoreline at Manor Road looking west – 8/1/12)

It seems fairly clear from reading the plat that public access from this segment of Manor Road was intentionally limited. The Restrictions section of the plat reads as follows: *“NO WHARF, DOCK, OR OTHER STRUCTURE SHALL BE ERECTED AT THE INTERSECTION OF SNOOK BAYOU AND MANOR ROAD, PALM DRIVE, OR THE HEAD OF SNOOK BAYOU. NEITHER SHALL THEY BE USED FOR LAUNCHING OR PULLING BOATS OUT OF THE WATER...”* Nevertheless, public access does exist at this point and will be eliminated if the street vacation is approved.



(The shoreline at Manor Road looking east – 8/1/12)

Several Code violations on this section of Manor Road were noted at the time of the site visit, including a shed built within the right-of-way. Action on these violations is deferred until after the public hearings on this petition. The proposed vacation would not deny anyone access to their property.

Addressing has reviewed the application and had no comments.

CCU has reviewed the application and had no comments.

Comprehensive Planning has reviewed the application and had the following comments:

The proposed vacation is inconsistent with FLU Policy 2.1.5.

FLU Policy 2.1.5 Access to Public Water Bodies

The County shall not vacate any public street, right-of-way, or easement that would constrain existing or potential public access to the County's many water bodies in the absence of public benefit.

Snook Bayou ends approximately 1,750 feet west of the Manor Road right-of-way and only a few properties along the bayou have docks. The applicants have stated that they will seawall the bank of the right-of-way once it is vacated to keep it from eroding further and affecting their property adjacent to the right-of-way, and also to keep the boating channel open. The seawall is proposed as the public benefit required by the Comprehensive Plan as it will keep dirt and debris from flushing into the bayou and clogging the boating channel. Although it may keep the boating channel open in this location, staff does

not agree that this provides a complete public benefit as access to the water for residents within the subdivision that are not living along the water would be removed.

During a recent site visit, one of the applicants offered to provide a walkway on his half of the vacated right-of-way from the road to the bayou and also to allow access along his portion of the seawall. The provision of drainage was also discussed as the right-of-way drains water from the road down to the bayou, which causes the banks to erode. Given the offer by the applicant at the site visit, staff believes that this could provide the appropriate public benefit in return for the vacation of the right-of-way

Comprehensive Planning suggests the following conditions for approval of the application:

1. Construct a seawall along the bank of the right-of-way within one year of the street vacation.
2. Provide a one-time dredge of the boating channel in front of the right-of-way when constructing the seawall.
3. Provide an access easement of 9 feet down the middle of the vacated right-of-way, dedicated to the public, and allow for public access along a portion of the seawall. To be recorded upon completion of the seawall.
4. Provide a 5-foot sidewalk from the road to the bank of Snook Bayou within the access easement within one year of the street vacation. Place a small sign at the start of the sidewalk stating it is for public access.
5. Provide an appropriately sized drainage facility from the road to Snook Bayou to accommodate existing flows.

Engineering/Stormwater Management has reviewed the application and asked the following condition:

Prior to final approval the applicants will grant the County a 20'-wide drainage and maintenance easement (from the street to the canal) within the area to be vacated.

GIS has reviewed the application and had no objections.

Land Development/Right-of-Way has reviewed the application and had the following comments:

This area has very limited 'outfalls' for the conveyance of roadside drainage to the waterways. An easement through this ROW, for drainage, would assure some stormwater outlet in this area.

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

Real Estate Services has reviewed the application and had the following comments:

No objections as long as the following conditions are met:

20' drainage easement must be granted (and recorded) to Charlotte County prior to the recording of the Resolution approving the vacation by the BCC.

The construction of the seawall must be a condition of a Developer's Agreement.

Transportation – The Transportation Planner has reviewed the application and had the following comments:

From the transportation perspective, the proposed street vacation is going to have the following impact to the public facilities of Charlotte County:

- Neighborhood access to the water will be eliminated
- It may have an impact on the existing surface drainage system (flow) from the surrounding area to the canal

We recommend the following conditions to be in place for the approval of this requested street vacation:

- A 9-foot right-of-way should be kept in the middle connecting 3rd Street to the canal and a 5-foot path should be built on this 9-foot right-of-way to allow the public to access the water for non-boating purposes
- Coordinate with the Engineering Division on how to mitigate the impact to the existing stormwater flows that are occurring within the vicinity of the proposed street vacation

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

- 1) This portion of the Manor Road right-of-way is still just a paper street and apparently has not been constructed or used as a street since it was dedicated in 1958.
- 2) This portion of Manor Road is the northern most segment of this paper street. The area of this vacation request is bounded on the north by East Third Street and on the south by Snook Bayou, a drainage canal with boat access to the Rocky Creek and Lemon Bay.
- 3) Although this proposed street vacation would eliminate one public access point to Snook Bayou there are still four other public access points along this 2,280-foot canal. The others being the remaining portion of Manor Road on the south; Pine Street on the west and two access points at Hickory Drive on both sides of Snook Bayou.

Zoning/Current Planning has no objections to the street vacation as proposed and recommends approval of the requested street vacation as described in the current application. If this right-of-way is vacated each half of this 50-foot ROW should revert back to the owners of the adjacent lots to the east and west.

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

A GIS aerial review and site inspection has been conducted by staff. The property is undeveloped and contains sparse vegetation. The shoreline has been retained in its natural state (i.e. no seawall, rip-rap or other man-made structures). The water body adjacent to the site (titled Snook Bayou) has direct access to both Ainger and Rocky Creek. These water bodies provide a valuable ecological asset to all the residents of Charlotte County and are utilized by numerous species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and US Fish and Wildlife Service (FWS).

As this proposal moves forward, the Environmental Review Section has requested the following issues be addressed. These conditions will be reviewed for compliance prior to any land clearing, development, or permit approvals.

1. The project site contains habitat that may be utilized by species listed by the United States Fish and Wildlife Service (FWS) or Florida Fish and Wildlife Conservation Commission (FWCC) as endangered, threatened, or a species of special concern. The applicant may need to submit a Florida Land Use, Cover and Forms Classification System (FLUCCS) Map and current applicable listed species survey. All appropriate comments, authorization/permits, and mitigation from FWCC and FWS will be required prior the issuance of county permits and/or land clearing activities.
2. The project must comply with Chapter 3-5, Article XV, Upland Buffer Zone requirements of the County Code. A minimum 15', avg. 25' natural vegetated upland buffer must remain preserved along the perimeter of all wetlands and natural surface waters prior to any permit or land improvement activity approvals. Additional buffer width may be required by other regulatory agencies.
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 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 any land clearing activity and/or the issuance of any building permits.
4. All trees that are removed or preserved must satisfy Chapter 3-2, Article IX, and Tree Requirements of the County Code. Heritage trees may occur on site. Heritage trees are further protected by the provisions of Chapter 3-2, Article IX, Section 190 of the County Code. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits must be obtained prior to any land clearing activity and/or the issuance of any building permits.
5. Staff recommends as a condition of approval that a rip-rap seawall or upland concrete retaining wall fronted with rip-rap be installed on site in lieu of the proposed concrete seawall. If mangroves occur on site they must also remain preserved and appropriately protected.

The applicant is advised that the Charlotte County ERS site review is cursory; additional wildlife or environmental reviews may be required by state and federal agencies.

RECOMMENDATION

Community Development recommends denial of Petition #SV-12-07-04 because it is inconsistent with **FLU Policy 2.1.5** of the Smart Charlotte 2050 Comprehensive Plan. Should the Board choose to approve this petition, staff recommends the following two (2) conditions:

1. Prior to the recording of the Resolution granting the Street Vacation, the applicants shall provide a drainage easement in favor of Charlotte County. The easement shall be twenty (20) feet in width through the center of the right-of-way to be vacated, extending from the 3rd Street right-of-way to the edge of the water at Snook Bayou.
2. Prior to the recording of the Resolution granting the Street Vacation, the applicants shall construct adjoining seawalls along the southerly portion of the right-of-way to be vacated where it meets Snook Bayou. The seawalls shall conform to the standards of the required County seawall permits, and recording shall take place as soon as proof is given that the seawall permits have been finalized.



MEMORANDUM

Date: August 22, 2012
To: Steven Ellis, Planner II
From: Jamie Scudera, Environmental Specialist
Subject: SV-12-07-04
Manor Road Street Vacation

The Current Planning and Zoning Environmental Review Section (ERS) have reviewed the above referenced petition for **Environmental and Tree and Landscaping compliance** and offer the following comments:

1. A GIS aerial review and site inspection has been conducted by staff. The property is undeveloped and contains sparse vegetation. The shoreline has been retained in its natural state (i.e. no seawall, rip-rap or other man made structures). The water body adjacent to the site (titled Snook Bayou) has direct access to both Ainger and Rocky Creek. These water bodies provide a valuable ecological asset to all the residents of Charlotte County and are utilized by numerous species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and US Fish and Wildlife Service (FWS).

As this proposal moves forward, the Environmental Review Section has requested the following issues be addressed. **These conditions will be reviewed for compliance prior to any land clearing, development, or permit approvals.**

1. The project site contains habitat that may be utilized by species listed by the United States Fish and Wildlife Service (FWS) or Florida Fish and Wildlife Conservation Commission (FWCC) as endangered, threatened, or a species of special concern. The applicant may need to submit a Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and current applicable listed species survey. All appropriate comments, authorization/permits, and mitigation from FWCC and FWS will be required prior the issuance of county permits and/or land clearing activities.

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

2. The project must comply with **Chapter 3-5, Article XV, Upland Buffer Zone** requirements of the County Code. A minimum 15', avg. 25' natural vegetated upland buffer must remain preserved along the perimeter of all wetlands and natural surface waters prior to any permit or land improvement activity approvals. Additional buffer width may be required by other regulatory agencies.
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 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 any land clearing activity and/or the issuance of any building permits.
4. All trees that are removed or preserved must satisfy **Chapter 3-2, Article IX, and Tree Requirements** of the County Code. Heritage trees may occur on site. Heritage trees are further protected by the provisions of **Chapter 3-2, Article IX, Section 190** of the County Code. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits must be obtained prior to any land clearing activity and/or the issuance of any building permits.
5. Staff recommends as a condition of approval that a rip-rap seawall or upland concrete retaining wall fronted with rip-rap be installed on site in lieu of the proposed concrete seawall. If mangroves occur on site they must also remain preserved and appropriately protected.

The applicant is advised that the Charlotte County ERS site review is cursory; additional wildlife or environmental reviews may be required by state and federal agencies.

For any questions pertaining to this application you may contact me at (941)743-1290.

JS

P:\ANIMAL\Street_Vacations\2012\SV-12-07-04(ManorRd).doc

COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1242 | Fax: 941.743.1292



Charlotte County Government

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

www.CharlotteCountyFL.com

MEMORANDUM

To: Steven Ellis, Planner II
From: Ken Quillen, AICP, Planner III 
Date: August 10, 2012
Subject: Review of proposed Street Vacation; file number: **SV-12-07-04**

Below are comments from the Zoning Division regarding the proposed Street Vacation of a portion of **Manor Road** located in the recorded plat of *Rock Creek Park 2nd Addition*, all located in Section 05, Township 41 South, Range 20 East. Manor Road was dedicated as part of this plat in 1958.

Zoning: The surrounding area, including applicant's property, is zoned Residential Singlefamily-3.5 (RSF-3.5). The RSF-3.5 zoning is intended to accommodate low density residential uses, such as single-family residential.

FLUM: Manor Road and the surrounding area, including the applicant's property, has a Future Land Use Map (FLUM) designation of Low-Density Residential.

Flood Zone: The areas involved in the proposed street vacations lies in the *IOAE Flood Zone*. This area is also located in the *Storm Surge Evacuation Zone "A"*.

Comments:

- 1) This portion of the Manor Road right-of-way is still just a paper street and apparently has not been constructed or used as a street since it was dedicated in 1958.
- 2) This portion of Manor Road is the northern most segment of this paper street. The area of this vacation request is bounded on the north by East Third Street and on the south by Snook Bayou, a drainage canal with boat access to the Rocky Creek and Lemon Bay.
- 3) Although this proposed street vacation would eliminate one public access point to Snook Bayou there are still four other public access points along this 2,280-foot canal. The others being the remaining portion of Manor Road on the south; Pine Street on the west and two access points at Hickory Drive on both sides of Snook Bayou.

The Zoning Division has no objections to the street vacation as proposed and recommends **approval** of the requested street vacation as described in the current application. If this right-of-way is vacated each half of this 50-foot ROW should revert back to the owners of the adjacent lots to the east and west.

cc: File

COMMUNITY DEVELOPMENT – Zoning Division
18400 Murdock Circle | Port Charlotte, FL 33948-1068
Phone: 941.743.1964 | Fax: 941.743.1598

Street Vacation
Petition/ Account Number: SV-12-07-04

TO: Honorable Board of County Commissioners
The Planning and Zoning Board

FROM: Venkat Vattikuti

DATE: August 22, 2012

REQUESTED ACTION:

APPLICANT: Charlotte County Board of County Commissioners

OWNER: Charlotte County Board of County Commissioners, Port Charlotte, FL 33948

GENERAL LOCATION: Manor Road (See attached map for location)

1 **ANALYSIS:** From the transportation perspective, the proposed street vacation is
2 going to have the following impact to the public facilities of the Charlotte County:
3 • Neighborhood access to the Water will be eliminated
4 • It may have an impact on the existing surface drainage system (flow) from the
5 surrounding area to the Canal.

6
7 We recommend the following conditions to be in place for the approval of this
8 requested Street Vacation:

- 9 • A 9-foot right-of-way should be kept in the middle connecting 3rd street to
10 the Canal and a 5-foot path should be built on this 9-foot right-of-way to
11 allow the public to access the water for non-boating purposes,
12 • Coordinate with the Engineering Department on how to mitigate the impact
13 to the existing storm water flows that are occurring within the vicinity of the
14 proposed street vacation.

15
16



MEMORANDUM

Date: August 22, 2012
To: Steven Ellis, Planner II
From: Inga Williams, Principal Planner
Subject: SV-12-07-04, Manor Road

Staff consisting of myself, Shaun Cullinan, and Venkat Vattikuti visited the area of the proposed street vacation on August 16. The applicants were present during the site visit.

The following observations were made during the visit:

1. The adjacent property owners have encroached into the right-of-way with trees, gardens, and a storage building.
2. Parts of the bank along Snook Bayou within the right-of-way are eroding into the creek.
3. The right-of-way provides a drainage channel for run-off from the properties along the road to Snook Bayou.

The proposed vacation is inconsistent with FLU Policy 2.1.5.

FLU Policy 2.1.5 Access to Public Water Bodies

The County shall not vacate any public street, right-of-way, or easement that would constrain existing or potential public access to the County's many water bodies in the absence of public benefit.

The bayou ends approximately 1,750 feet west of the Manor Road right-of-way and only a few properties along the bayou have docks. The applicants have stated that they will seawall the bank of the right-of-way once it is vacated to keep it from eroding further and affecting their property adjacent to the right-of-way, and also to keep the boating channel open. The seawall is proposed as the public benefit required by the comprehensive plan as it will keep dirt and debris from flushing into the bayou and clogging the boating channel. Although it may keep the boating channel open in this location, staff does not agree that this provides a complete public benefit as access to the water for residents within the subdivision that are not living along the water would be removed.

During the site visit, one of the applicants offered to provide a walkway on his half of the vacated right-of-way from the road to the bayou and also to allow access along his portion of the seawall. The provision of drainage was also discussed as the right-of-way drains water from the road down to the bayou, which

COMMUNITY DEVELOPMENT DEPARTMENT

Comprehensive Planning Section
18500 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1242 | Fax: 941.743.1228

causes the banks to erode. Given the offer by the applicant at the August 16 meeting, staff believes that this could provide the appropriate public benefit in return for the vacation of the right-of-way

Staff suggests the following conditions for approval of the application, to be combined and rewritten as necessary to be in accord with Mr. Vattikuti's conditions:

1. Construct a seawall along the bank of the right-of-way within one year of the street vacation.
2. Provide a one-time dredge of the boating channel in front of the right-of-way when constructing the seawall.
3. Provide an access easement of 9 feet down the middle of the vacated right-of-way, dedicated to the public, and allow for public access along a portion of the seawall. To be recorded upon completion of the seawall.
4. Provide a 5 foot sidewalk from the road to the bank of Snook Bayou within the access easement within one year of the street vacation. Place a small sign at the start of the sidewalk stating it is for public access.
5. Provide an appropriately sized drainage facility from the road to Snook Bayou to accommodate existing flows.

BUILDING AND GROWTH MANAGEMENT DEPARTMENT

Comprehensive Planning Section

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1242 | Fax: 941.743.1228

Ellis, Steven

From: Alexander, Debbie
Sent: Friday, August 10, 2012 10:50 AM
To: Ellis, Steven; Gilbreath, Gina; Searfoss, Bill; Bliss, Karen; Ford, Steven; Carson, Robert; Purcell, Don; Ouimet, Jason; Doll, Richard
Cc: Payette, Paul; Gibson, Michael; Campitelli, Albert
Subject: SV-12-07-04 (John Pizzi and Arthur & Ethel Hatfield)

No objections as long as the following conditions are met:

20' drainage easement must be granted (and recorded) to Charlotte County prior to the recording of the Resolution approving the vacation by the BCC.

The construction of the seawall must be a condition of the Developer's Agreement.

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"

Ellis, Steven

From: Bliss, Karen
Sent: Tuesday, August 07, 2012 11:01 AM
To: Ellis, Steven
Cc: Bliss, Karen
Subject: FW: SV-12-07-04 John Pizzi and Arthur & Ethel Hatfield Management Comments Engineering/Stormwater

Steve- My comment on this is below. Feel free to edit the wording as you see fit.

Thank you-

Karen V. Bliss
Project Manager
Charlotte County Community Development
Engineering Division-Stormwater Management
410 Taylor Street, Suite 104
Punta Gorda, FL 33950
☎941.575.3642
📠941.575.3664
www.CharlotteCountyFL.com
"To Exceed Expectations in the Delivery of Public Services"

From: Bliss, Karen
Sent: Tuesday, August 07, 2012 10:18 AM
To: Alexander, Debbie; Bliss, Karen; Doll, Richard; Ford, Steven; Gilbreath, Gina; Grossman, Gary; Moore, Christopher; Ouimet, Jason; Quick, Dan; Searfoss, Bill; Vattikuti, Venkat
Cc: Vernon, Joanne; Quick, Dan
Subject: SV-12-07-04 John Pizzi and Arthur & Ethel Hatfield Engineering/Stormwater Management Comments

SV-12-07-04 Rock Creek Park 2nd Addition Manor Road

1. Prior to final approval the applicants will grant the County a 20' wide drainage and maintenance easement (from the street to the canal) within the area to be vacated.

Karen V. Bliss
Project Manager
Charlotte County Community Development
Engineering Division-Stormwater Management
410 Taylor Street, Suite 104
Punta Gorda, FL 33950
☎941.575.3642
📠941.575.3664
www.CharlotteCountyFL.com
"To Exceed Expectations in the Delivery of Public Services"



August 1, 2012

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

Re: Petition to vacate a portion of Manor Road that runs between East 3rd Street and Snook Bayou. The segment is 0.13 acres, More or less, and is located south of East 3rd Street, north of Snook Bayou, west of Rocky Creek, and east of Hickory Drive, In Rock Creek Park 2nd Addition, as recorded in Plat Book 4, Page 29, of the Official Records of Charlotte County, Florida In Section 5, Township 41, Range 20, in Commission District III SVC-12-07-04

Dear Mr. Irish

After review your request to vacate portion of utility easement has been determined that Comcast Cable does not object to the request to vacate the easement 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: Pederzoli, Gary
Sent: Wednesday, August 01, 2012 9:21 AM
To: Ellis, Steven
Subject: RE: SV-12-07-04, Manor Road

Steven,
I do not see any issues with the street vacation of Manor Rd.

From: Ellis, Steven
Sent: Monday, July 30, 2012 2:07 PM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Scudera, Jamie; Gilbreath, Gina; MacDonald, John; Vance, David; Collins, Gerry; Alexander, Debbie; Durso, Chris; Irish, Stan; Reager, Steve; Williams, Inga
Cc: Clim, Diane; Moore, Gayle
Subject: SV-12-07-04, Manor Road

Please see attachments.

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: Reager, Steve
Sent: Tuesday, July 31, 2012 2:55 PM
To: Ellis, Steven
Subject: RE: SV-12-07-04, Manor Road

Opinion:

This area has very limited 'outfalls' for the conveyance of roadside drainage to the waterways. An 'easement' thru this row, for drainage, would assure some storm water outlet in this area.

Steve Reager
Senior Right of Way Inspector
Charlotte County
Community Development
Right of Way/Stormwater
Office (941) 743-1955
Fax (941) 764-4905
Steve.Reager@charlottefl.com



From: Ellis, Steven
Sent: Monday, July 30, 2012 2:07 PM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Scudera, Jamie; Gilbreath, Gina; MacDonald, John; Vance, David; Collins, Gerry; Alexander, Debbie; Durso, Chris; Irish, Stan; Reager, Steve; Williams, Inga
Cc: Clim, Diane; Moore, Gayle
Subject: SV-12-07-04, Manor Road

Please see attachments.

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

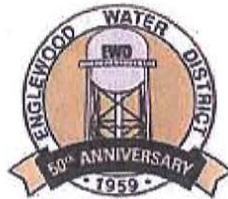
"To be the energy in making Charlotte County a beautiful and enriching place to live."

Ellis, Steven

From: Robin Sofa <rsofa@englewoodwater.com>
Sent: Tuesday, July 31, 2012 2:48 PM
To: Irish, Stan; mark.a.lee@veizon.com; gonzalo_rojas@cable.comcast.com; alice.j.wolford@fpl.com
Cc: Ellis, Steven; Jay Linden
Subject: RE: Street Vacation-----SV-12-07-04

Stan

The Englewood Water District (District) has reviewed the documents relating to the Street Vacation (SV-12-07-04). The District has no facilities within the requested vacation area. Further, the District has no objection to the vacation request.



Robin Sofa, Project Coordinator, Englewood Water District
201 Selma Avenue, Englewood, Florida 34223
Phone: (941) 460-1033 -Fax: (941) 460-1025 - Toll Free: (866) 460-1080
OFFICE HOURS: TUESDAY THRU FRIDAY 7:00 A.M. TO 5:00 P.M.



Save a tree. Please don't print this e-mail unless needed.

From: Irish, Stan [<mailto:Stan.Irish@charlottefl.com>]
Sent: Tuesday, July 31, 2012 8:23 AM
To: mark.a.lee@veizon.com; Robin Sofa; gonzalo_rojas@cable.comcast.com; alice.j.wolford@fpl.com
Cc: Ellis, Steven
Subject: Street Vacation-----SV-12-07-04

SV-12-07-04----John Pizzi and Arthur & Ethel Hatfield

Along with 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 September 14, 2012) This is a legislative public hearing.

If you have any questions about the material in this distribution, or the information below, please contact me.
Thank you.

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

INTEROFFICE MEMORANDUM
Community Development

To: Steven Ellis

FROM: Gerry Collins
Design Technician - Addressing

DATE: July 31, 2012

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

SV-12-07-04 – Manor Rd. - John Pizzi and Arthur & Ethel Hatfield

I have no comment on this application.



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

STREET VACATION APPLICATION

Date Received: 7/26/12	Date of Log-in: 7/26/12
Petition #: SV-12-07-04	CAP# VST-12-00004
Receipt #: 90709	Amount Paid: \$1,315.00

1. Name of street(s) to be vacated: Magor Rd.

2. Parties involved in the application

A. Name of Applicant*: John Pizzi, Ethel Hatfield Arthur J Hatfield
Mailing Address: 873 E 3rd st, 881 E 3rd ST
City: Englewood State: FL Zip Code: 34223
Phone Number: 941-441-7165 Fax Number:
Email Address: jpenglewood@aol.com
* The applicant must own property fronting on the right-of-way to be vacated

B. Name of Agent: John Pizzi
Mailing Address: 873 E 3rd ST
City: Englewood State: FL Zip Code: 34223
Phone Number: 941-473-2353 Fax Number:
Email Address: jpenglewood@aol.com

C. Name of Surveyor: Sharp Surveying Inc
Mailing Address: 485 Stewart ST
City: Englewood State: FL Zip Code: 34223
Phone Number: 941 460-0036 Fax Number:
Email Address:

3. Applicant's Property ID #: 412005176005, 412005179001

4. Total acreage of street to be vacated: 0.126 ACRES

5. Commission District: 3

6. Purpose of request:

1. To remove choke point in canal by
seawalling washed in bank,
To improve navigation FOR all property owners
upstream at no cost too the County.

To stabilize and improve property values in the
neighborhood.

Description of Vacation

Commence at the Northeasterly corner of Lot 13, Block B, Rock Creek Park, 2nd Addn., as per plat thereof, as recorded in Plat Book 4, page 29, of the Public Records of Charlotte County, Florida, for a Point of Beginning;

Thence North 89 degrees 57 minutes 00 seconds East, 50.00 feet along the Southerly right of way line of 3rd Street; thence South 00 degrees 03 minutes 00 seconds East, 110.00 feet along the Westerly line of Lot 1, Block C, Rock Creek Park, 2nd Addn. to the Northerly right of way line of Snook Bayou; thence South 89 degrees 57 minutes 00 seconds West, 50.00 feet along the Northerly right of way of Snook Bayou; thence North 00 degrees 03 minutes 00 seconds West, 110.00 feet along the Easterly line of Lot 13, Block B, Rock Creek Park, 2nd Addn. to the Point of Beginning.

This parcel containing 0.126 acres, plus or minus.

Bearings based on the Southerly right of way line of 3rd Street being North 89 degrees 57 minutes 00 seconds East

This legal description prepared by Larry J Sharp , PSM No. 6218, dated 7/23/2012

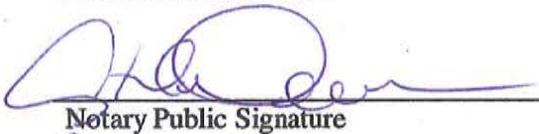
Sharp Surveying Inc.
485 Stewart Street
Englewood, FL 34223

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Street 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 FL, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 20 day of July, 2012, by John Pizzi who is personally known to me or has/have produced FL DL as identification and who did/did not take an oath.



Notary Public Signature

Crystal Denson

Notary Printed Signature



Signature of Applicant/Agent

John Pizzi

Printed Signature of Applicant/Agent

Notary

Title

873 E 3rd ST.

Address

DD 986754

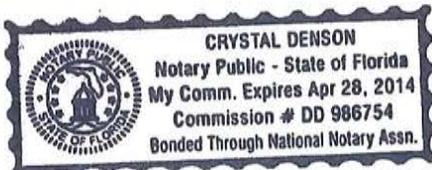
Commission Code

Englewood FL 34223

City, State, Zip

941-473-2353

Telephone Number



APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Street Vacation of the property described and which is the subject matter of the proposed hearing.

I give authorization for John Pizzi to be my agent for this application.

STATE OF FL, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 20 day of July, 2012, by Ethel Hatfield Arthur Hatfield who is personally known to me or has/have produced FL DL as identification and who did/did not take an oath.

[Handwritten Signature]
Notary Public Signature

Ethel Hatfield Arthur Hatfield
Signature of Applicant

Crystal Denson
Notary Printed Signature

Ethel Hatfield Arthur Hatfield
Printed Signature of Applicant

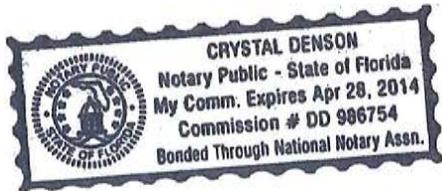
Notary
Title

881 E 3rd ST
Address

DD 986754
Commission Code

Englewood, FL 34223
City, State, Zip

941 475 3571
Telephone Number

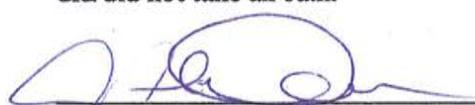


AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Street 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 FL, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 20 day of July, 2011, by Ethel Hatfield Arthur Hatfield who is personally known to me or has/have produced FL DL as identification and who did/did not take an oath.



Notary Public Signature

Crystal Denson

Notary Printed Signature

Notary

Title

DD 986754

Commission Code

Ethel C Hatfield Arthur J Hatfield

Signature of Applicant/Agent

Ethel Hatfield Arthur Hatfield

Printed Signature of Applicant/Agent

881 E 3rd ST

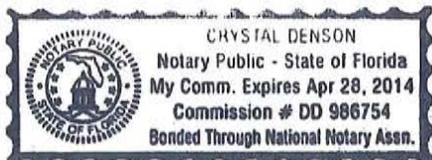
Address

Englewood FL 34223

City, State, Zip

941-475-3571

Telephone Number



LEGEND

- P.I. = POINT OF INTERSECTION
- P.C. = POINT OF CURVE
- P.T. = POINT OF TANGENCY
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- P = PLAT
- M = MEASURED
- D = DESCRIPTION
- C = CALCULATED
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- O/U = OVERHEAD UTILITY LINES
- U/D = UTILITY & DRAINAGE
- W/M = WATER METER
- CTV = CABLE TELEVISION BOX
- PLB = PHONE LINE BOX
- SCD = SEWER CLEANOUT
- CONC = CONCRETE
- TBM = TEMPORARY BENCHMARK
- FP = FINISH FLOOR
- N/A = NOT AVAILABLE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- ± = EXISTING ELEVATION

NOTES

PROPERTY SUBJECT TO ZONING SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD. UNDERGROUND UTILITIES NOT LOCATED UNLESS SHOWN ON SURVEY.
 PROPERTY FALLS WITHIN FLOOD ZONE "AE" PER CHARLOTTE COUNTY, FLORIDA, FEHA, MAP NO. 12015C 0179 F, DATE OF FIRM 5/5/2003. BASE FLOOD ELEVATION BEING + 10.0'.
 FLOOD ZONE SHALL BE VERIFIED BY OWNER AND/OR THEIR REPRESENTATIVES PRIOR TO ANY IMPROVEMENTS. VERIFY WITH FEMA.
 ALL VISIBLE ENCROACHMENTS SHOWN ON SURVEY.
 DESCRIPTION FURNISHED BY CLIENT OR THEIR REPRESENTATIVES.
 FOUNDATION OF BUILDING NOT LOCATED.
 CERTAIN SYMBOLS MAY NOT BE TO SCALE TO SHOW CLARITY.

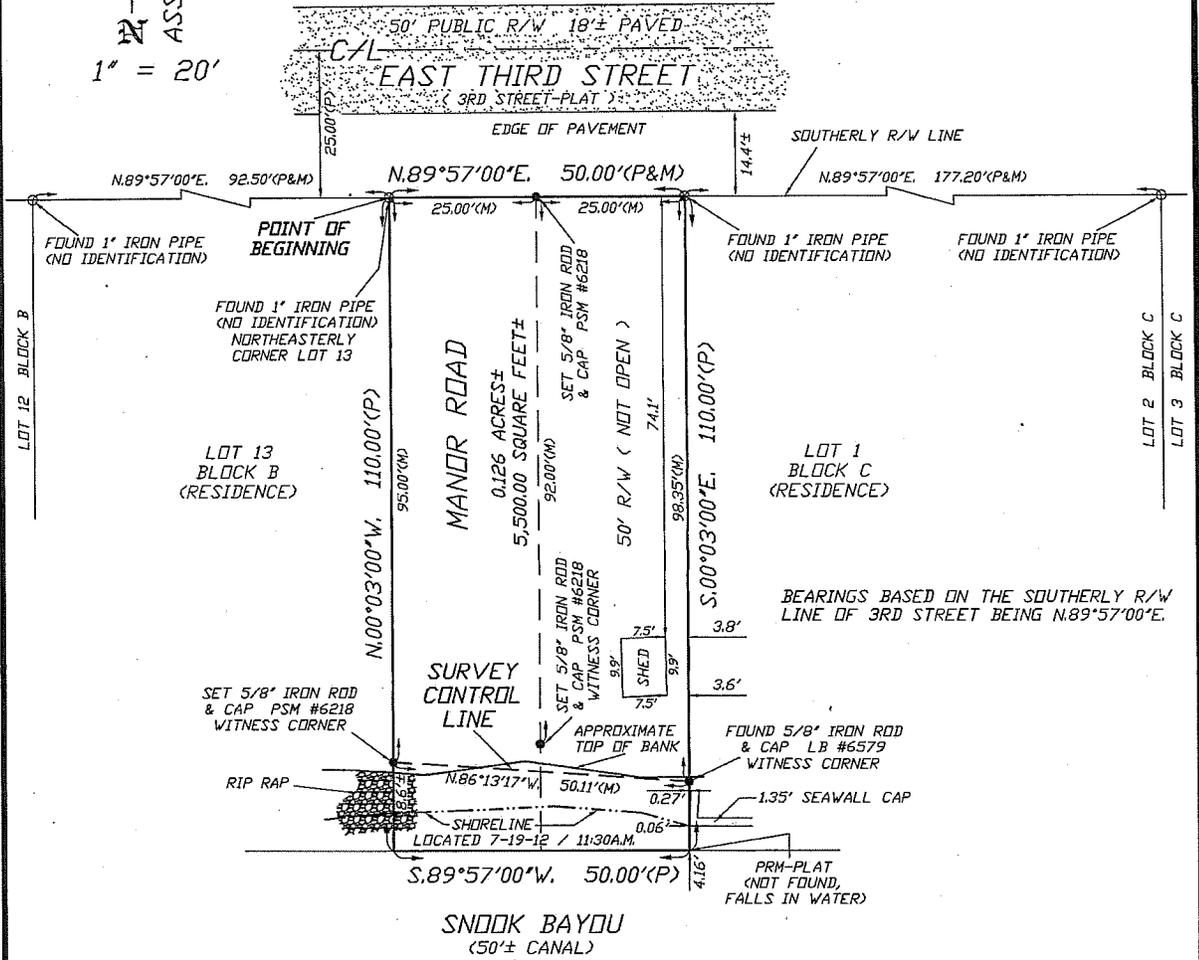
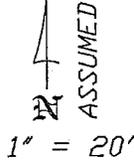
SECTION 05 TOWNSHIP 41S RANGE 20E

BOUNDARY SURVEY OF:

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 13, BLOCK B, ROCK CREEK PARK, 2ND ADDN., AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 29, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, FOR A POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, 50.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 3RD STREET; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, 110.00 FEET ALONG THE WESTERLY LINE OF LOT 1, BLOCK C, ROCK CREEK PARK, 2ND ADDN. TO THE NORTHERLY RIGHT OF WAY LINE OF SNOOK BAYOU; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 50.00 FEET ALONG THE NORTHERLY RIGHT OF WAY OF SNOOK BAYOU; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, 110.00 FEET ALONG THE EASTERLY LINE OF LOT 13, BLOCK B, ROCK CREEK PARK, 2ND ADDN. TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINING 0.126 ACRES, PLUS OR MINUS.



SIGNATURE CERTIFIED TO DATE OF FIELD SURVEY. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

PREPARED FOR:
JOHN J. PIZZI & ARTHUR HATFIELD

THE SURVEY HEREON HAS BEEN PREPARED WITHIN, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THIS SURVEY MAP OR COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

DATE OF FIELD SURVEY: 7-19-12	
FILE NO.: 12-07-06	CERTIFIED TO:
DRAWN BY: LJS	JOHN J. PIZZI
CHECKED BY: LJS	ARTHUR HATFIELD
FIELD BOOK: 36	CHARLOTTE COUNTY
PAGE(S): 27	
REVISIONS:	
	SHARP SURVEYING, INC.
	485 STEWART STREET
	ENGLEWOOD, FLORIDA 34223
	PH. (941) 460-0036 FAX (941) 460-0046

Larry J. Sharp 7-23-12
 LARRY J. SHARP DATE
 CERTIFICATE NO. LS 6218, STATE OF FLORIDA
 LICENSED BUSINESS NO. 7607, SHARP SURVEYING, INC.

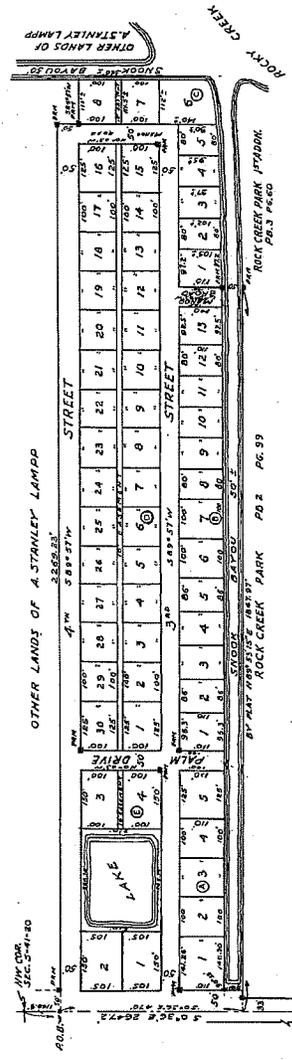
ROCK CREEK PARK 2ND ADDN. COUNTY OF CHARLOTTE STATE OF FLORIDA

RESTRICTIONS

NO WHARF, DOCK OR OTHER STRUCTURE SHALL BE ERRECTED AT THE INTERSECTION OF SMOOK BAYOU AND MAJOR ROAD PALM DRIVE OR THE HEAD OF SMOOK BAYOU. NEITHER SHALL THEY BE USED FOR LAUNCHING OR PULLING BOATS OUT OF WATER. ANY WHARF OR DOCK WHICH MAY BE ERRECTED ON SMOOK BAYOU SHALL NOT EXTEND MORE THAN 6 FEET BEYOND THE PROPERTY LINE AS SHOWN HEREOF. NO STRUCTURE MAY BE ERRECTED WITHIN 20 FEET FROM WATERLINE ON SMOOK BAYOU. ALL BUILDINGS SHALL BE AT LEAST 15 FEET FROM ADJACENT SIDE LOT LINES AND 25 FEET FROM STREET LINES. ALL BUILDINGS SHALL BE OF BRICK OR CONCRETE BLOCK OR STONE CONSTRUCTION. ALL SANITARY INSTALLATIONS SHALL CONFORM TO THE FLORIDA STATE BOARD OF HEALTH REGULATIONS. SEPTIC TANKS AND FILLS DRAINS TO BE ON THE REAR OF LOT TOWARD DRAINAGE EASEMENT. WELLS TO BE ON STREET SIDE OF LOTS. NO LOT CAN BE PURCHASED BY ANYONE OTHER THAN BY PERSONS OF THE CAUCASIAN RACE.

DESCRIPTION

BEGIN AT THE NW CORNER OF SEC. 5, TWP. 41S, RGE. 20E, AND RUN S09°52' E, 100.00 FEET TO THE WEST LINE OF SAID SEC. 5, FOR A R.O.B. THENCE CONTINUE S03°36' E, 47.00 FEET TO THE NW CORNER OF ROCK CREEK PARK SUBDIVISION AS RECORDED IN P.B. 2, PG. 99, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N 89°53'15" E ALONG THE NORTH LINE OF SAID ROCK CREEK PARK SUBDIVISION 1847.91 FEET; THENCE N 0°36'15" S TO THE NW CORNER OF ROCK CREEK PARK 1ST ADDITION; THENCE N 89°53'15" E ALONG THE NORTH LINE OF SAID ROCK CREEK PARK 1ST ADDITION AND ITS EXTENSION TO ITS INTERSECTION WITH THE WESTERLY SHORE LINE OF THE NORTHERLY EXTENSION OF SMOOK BAYOU; THENCE NORTHERLY ALONG SAID SHORE LINE 369 FEET, MORE OR LESS, TO THE NE CORNER OF LOT B, BLOCK "C", PLAT OF ROCK CREEK PARK 2ND ADDITION; THENCE S 89°51'11" W, 111 FEET, MORE OR LESS, TO THE EAST 1/4 LINE OF MAJOR ROAD; THENCE N 0°05'11" W, 50 FEET; THENCE S 89°51'11" W, 228.923 FEET TO THE P.O.B. CONTAINING 24.7 ACRES.



CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
A. STANLEY LAMPP AND RUTH LAMPP, HUSBAND AND WIFE, DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, THOROUGHFARES, PARKS, CANALS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 5TH DAY OF MAR, 1958

WITNESSES:
A. Stanley Lampp
A. STANLEY LAMPP
Ruth Lampp
RUTH LAMPP

STATE OF FLORIDA
COUNTY OF CHARLOTTE
AND RUTH LAMPP, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL AT CHARLOTTE COUNTY, FLORIDA, THIS 5TH DAY OF MAR, 1958

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
John E. Lane
SEAL

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, THIS 18TH DAY OF MAR, 1958

APPROVED
Carl S. Farr
COUNTY ATTORNEY
John County Commissioner
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF CHARLOTTE
I, J. T. LAWHORNE, COUNTY CLERK OF CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 4, PAGE 29, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THIS 19TH DAY OF MAR, 1958



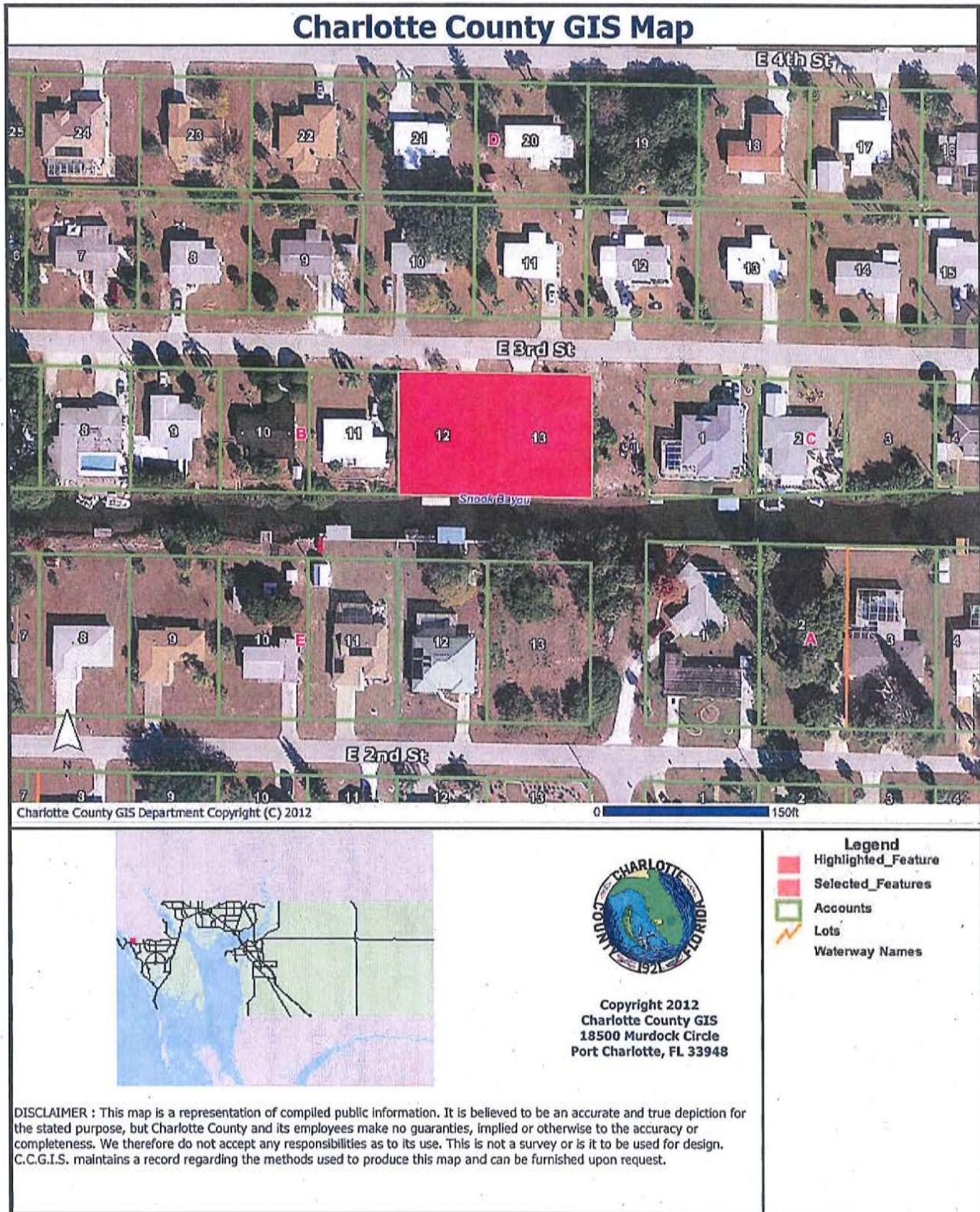
J. T. Lawhorne
J. T. LAWHORNE, COUNTY CLERK
CHARLOTTE COUNTY, FLORIDA.
DEPUTY CLERK

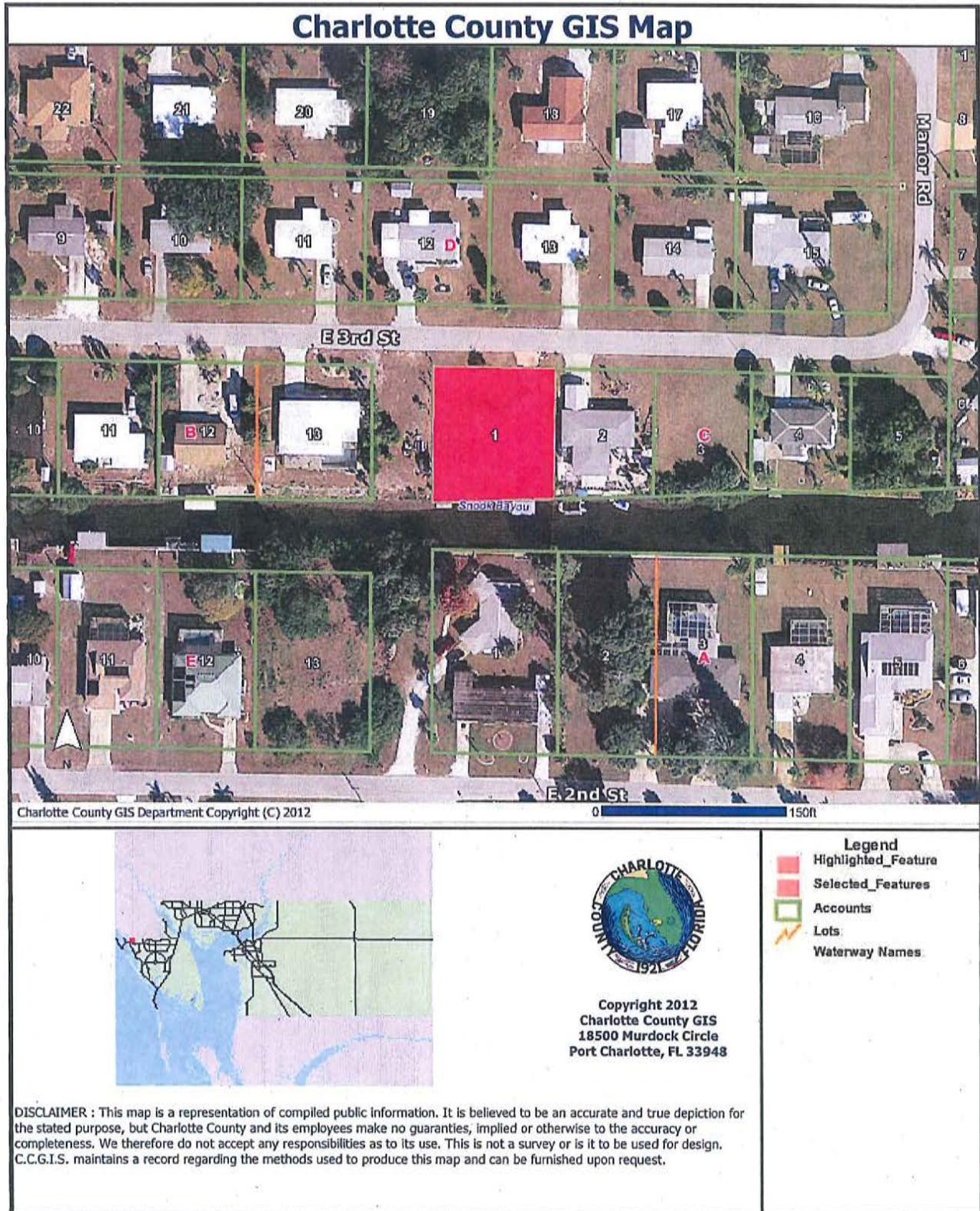
CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF CHARLOTTE
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY SURVEY LAWS OF FLORIDA

Loren E. Britt
LOREN E. BRITT, REG. LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1075

DATE OF SURVEY Feb 1958







CHARLOTTE COUNTY SEAWALLS, INC.

590 PRINEVILLE STREET
PORT CHARLOTTE, FLORIDA 33954-1027

(941)629- 4900

(941)625 - 0324 Fax

Other Phone

PROPOSAL SUBMITTED TO James Hatfield	PHONE	DATE 7/26/2012
STREET 881 E. 3 Rd. St.	JOB NAME Jim Hatfield	
CITY, STATE AND ZIP CODE Englewood, FL. 34223	JOB LOCATION 881 E. 3 Rd. St. lot# 1 block# C sect 2	Englewood, FL.

CHARLOTTE COUNTY SEAWALLS, INC. hereby submits specifications and estimates to install:
Charlotte County Seawalls, Inc (hereafter referred to as Contractor) hereby submits specifications and estimates to install approximately 25 lineal feet of 6" thick concrete seawall slabs 8 feet long. Cap will measure 9 1/2" X 16" with 4 pieces of 1/2 " reinforced steel rods with 18" overlap and running parallel in cap. Steel in cap will be epoxy coated or galvanized to prevent rusting.

Tieback rods to be spaced on 10' centers with approximately 1/3 yard concrete per deadman as anchors. All tieback rods to be encased in PVC pipe and both ends sealed in concrete to reduce rusting. Tieback rods will be 12' long and made out of 5/8" reinforced steel rods.

Seawall slabs will be poured with 5500 psi concrete.

An 8" piece of Filter X will be placed at each seam to prevent erosion of soil.

Cap and deadmen to be poured with 5000 psi concrete. **Contractor will backfill seawall no sooner than 7 days after cap is poured.**

Where additional fill dirt is required to bring to rough grade, the owner shall provide at his expense. In the event there is excess fill dirt to be removed, it must be removed at the owner's expense. Footage will be adjusted plus or minus at a cost of \$ 100 per lineal foot, (to 5ft intervals) in situations where the location of the seawall is either more than or less than the platted property line.

Ten foot of sod will be required for final inspection. Sod will cost \$ _____ per square foot and contractor estimates, _____ sq ft. Any sod above estimation will be in addition to contract.

OTHER: Contractor will haul off brush from bank, pump concrete, and install sod for 10 feet behind the seawall for \$500.00 (which is included in contract price.)

ALL WORK WILL MEET OR EXCEED APPLICABLE COUNTY OR MUNICIPAL SPECIFICATIONS:

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Four Thousand Six Hundred Twenty Five And No Hundredths Dollars (\$ \$4,625.00)

Payment to be made as follows: \$500.00 down, \$1,300.00 when slabs are delivered, \$1,300.00 when slabs are set, Remaining upon completion.

TERMS AND CONDITIONS

PROPERTY OWNERS IN CHARLOTTE COUNTY AGREE TO PROVIDE A SURVEY OF THE PROPERTY.
CONTRACTOR WILL CARRY REQUIRED LIABILITY AND WORKMEN'S COMPENSATION INSURANCES.

- DEFINITIONS:** As used in this contract, CHARLOTTE COUNTY SEAWALLS, INC. and CONTRACTOR- shall mean the party authorized to perform the work described in this contract. PURCHASER- shall mean the owner or a authorized agent of the real or personal property to which the labor or materials is authorized under this contract.
- ACCESS:** Purchaser will provide the contractor and his agent's access to the property, free from obstruction, so to eliminate any trespass or consequential damages. Contractor will not be responsible for sprinkler system, trees, shrubbery, or other hidden and unknown damages, including but not limited to: sidewalks, driveways, curbs, sod, or rutting.
- CHANGES:** Purchaser agrees to pay for all changes which he may authorize either orally or in writing, which are not part of this contract. If changes are done, that effect the permit process, the purchaser will be responsible for any cost incurred.
- PERMITS:** Contractor will provide basic permit processing for local permits (City or County).
(A.) Additional cost may be, but not limited to: surveys (land and/ or bathymetric), engineering plans, studies and other requirements by the government authorities, and are not included in this contract. The purchaser is responsible for the payment of all permit fees, the fees are figured on a cost plus basis.
(B.) If permit is not able to be obtained to perform work as per contract or contract is cancelled. The purchasers deposit will be deducted for time and expenses incurred.
- OWNERSHIP OF FURNISHED MATERIAL:** All materials which are furnished pursuant to this contract shall remain the property of contractor until they have been paid for fully.
- INTEREST ON UNPAID BALANCE:** Should purchaser fail to timely make any payments hereunder. Interest shall be charged on the unpaid principal balance at the rate of 1 1/2% per month until paid. If a lien has to be recorded, it will be the purchaser responsibility for cost of release.
- SEAWALLS:** Seawalls are not guaranteed to be set on the property line. All concrete cracks, contractor will not be responsible for any cracks.

ROCK: In the event there are subterranean impediments encountered, such as rock, it will be removed on a cost plus basis.

The cost for **LIGHT ROCK** will be n/a in addition to contract price.

The cost for **HEAVY ROCK** will be n/a in addition to contract price.

If purchaser does not wish to proceed with removing of rock, a mobilization fee of \$500 or less will be incurred.

This contract shall be in effect for 30 days hereof, and if not accepted within that time shall be automatically withdrawn

Contractor warrants the seawall for a period of one (1) year from the date of completion against defects in workmanship. This warranty does not include damage to the seawall from acts of nature including but not limited to storm and hurricanes; and does not include damage from man-made causes including but not limited to damage to boats or dredging. (THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. CONTRACTOR DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OF THE GOODS OR OF THE FITNESS OF THE GOODS FOR ANY PARTICULAR PURPOSE.

CHARLOTTE COUNTY SEAWALLS, INC.

State License No. RX11066808

Authorized Signature

EUGENE EXTEJT

Acceptance of Contract - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Signature: _____

The undersigned acknowledges that they are the owners or the authorized agents to enter into this contract in behalf of themselves and any others.

Date: _____

20750.00
5th



CHARLOTTE COUNTY SEAWALLS, INC.

590 PRINEVILLE STREET
PORT CHARLOTTE, FLORIDA 33954-1027
(941)629-4900 (941)625-0324 Fax

jpenglewood@aol.com

Other Phone

PROPOSAL SUBMITTED TO John Pizzi	PHONE (941) 441-7165	DATE 7/26/2012
STREET 873 E. 3 Rd St.	JOB NAME John Pizzi	
CITY, STATE AND ZIP CODE Englewood, FL 34223	JOB LOCATION 873 E. 3Rd. St. lot# 12 block# B sect 2	Englewood, Fl.

CHARLOTTE COUNTY SEAWALLS, INC. hereby submits specifications and estimates to install: Charlotte County Seawalls, Inc (hereafter referred to as Contractor) hereby submits specifications and estimates to install approximately 117 lineal feet of 6" thick concrete seawall slabs 10 feet long. Cap will measure 9 1/2" X 16" with 4 pieces of 1/2" reinforced steel rods with 18" overlap and running parallel in cap. Steel in cap will be epoxy coated or galvanized to prevent rusting.

Tieback rods to be spaced on 10' centers with approximately 1/3 yard concrete per deadman as anchors. All tieback rods to be encased in PVC pipe and both ends sealed in concrete to reduce rusting. Tieback rods will be 12' long and made out of 5/8" reinforced steel rods.

Seawall slabs will be poured with 5500 psi concrete.

An 8" piece of Filter X will be placed at each seam to prevent erosion of soil.

Cap and deadmen to be poured with 5000 psi concrete. Contractor will backfill seawall no sooner than 7 days after cap is poured.

Where additional fill dirt is required to bring to rough grade, the owner shall provide at his expense. In the event there is excess fill dirt to be removed, it must be removed at the owner's expense. Footage will be adjusted plus or minus at a cost of \$ 105 per lineal foot, (to 5ft intervals) in situations where the location of the seawall is either more than or less than the platted property line.

Ten foot of sod will be required for final inspection. Sod will cost \$ _____ per square foot and contractor estimates, _____ sq ft. Any sod above estimation will be in addition to contract.

OTHER: Contractor will install 10 foot of sod behind the wall, haul off brush from bank and pump in concrete for \$1,400.00 (which is included in contract price.)

ALL WORK WILL MEET OR EXCEED APPLICABLE COUNTY OR MUNICIPAL SPECIFICATIONS:

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Twenty Three Thousand Forty Five And No Hundredths Dollars (\$ \$23,045.00)

Payment to be made as follows: \$500.00 down, \$7,500.00 when slabs are delivered, \$7,500.00 when slabs are set, Remaining upon completion.

TERMS AND CONDITIONS

PROPERTY OWNERS IN CHARLOTTE COUNTY AGREE TO PROVIDE A SURVEY OF THE PROPERTY. CONTRACTOR WILL CARRY REQUIRED LIABILITY AND WORKMEN'S COMPENSATION INSURANCES.

- DEFINITIONS:** As used in this contract, CHARLOTTE COUNTY SEAWALLS, INC. and CONTRACTOR- shall mean the party authorized to perform the work described in this contract. PURCHASER- shall mean the owner or a authorized agent of the real or personal property to which the labor or materials is authorized under this contract.
- ACCESS:** Purchaser will provide the contractor and his agent's access to the property, free from obstruction, so to eliminate any trespass or consequential damages. Contractor will not be responsible for sprinkler system, trees, shrubbery, or other hidden and unknown damages, including but not limited to: sidewalks, driveways, curbs, sod, or rutting.
- CHANGES:** Purchaser agrees to pay for all changes which he may authorize either orally or in writing, which are not part of this contract. If changes are done, that effect the permit process, the purchaser will be responsible for any cost incurred.
- PERMITS:** Contractor will provide basic permit processing for local permits (City or County).
(A.) Additional cost may be, but not limited to: surveys (land and/ or bathymetric), engineering plans, studies and other requirements by the government authorities, and are not included in this contract. The purchaser is responsible for the payment of all permit fees, the fees are figured on a cost plus basis.
(B.) If permit is not able to be obtained to perform work as per contract or contract is cancelled. The purchasers deposit will be deducted for time and expenses incurred.
- OWNERSHIP OF FURNISHED MATERIAL:** All materials which are furnished pursuant to this contract shall remain the property of contractor until they have been paid for fully.
- INTEREST ON UNPAID BALANCE:** Should purchaser fail to timely make any payments hereunder. Interest shall be charged on the unpaid principal balance at the rate of 1 1/2% per month until paid. If a lien has to be recorded, it will be the purchaser responsibility for cost of release.
- SEAWALLS:** Seawalls are not guaranteed to be set on the property line. All concrete cracks, contractor will not be responsible for any cracks.

ROCK: In the event there are subterranean impediments encountered, such as rock, it will be removed on a cost plus basis.

The cost for **LIGHT ROCK** will be n/a in addition to contract price.

The cost for **HEAVY ROCK** will be n/a in addition to contract price.

If purchaser does not wish to proceed with removing of rock, a mobilization fee of \$500 or less will be incurred.

This contract shall be in effect for 30 days hereof, and if not accepted within that time shall be automatically withdrawn

Contractor warrants the seawall for a period of one (1) year from the date of completion against defects in workmanship. This warranty does not include damage to the seawall from acts of nature including but not limited to storm and hurricanes; and does not include damage from man-made causes including but not limited to damage to boats or dredging. (THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. CONTRACTOR DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OF THE GOODS OR OF THE FITNESS OF THE GOODS FOR ANY PARTICULAR PURPOSE.

CHARLOTTE COUNTY SEAWALLS, INC.

State License No. RX11066808

EUGENE EXTEJT

Authorized Signature _____

Acceptance of Contract - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

The undersigned acknowledges that they are the owners or the authorized agents to enter into this contract in behalf of themselves and any others.

Signature: _____

Signature: _____

Date: _____

165' 8" wall
+1400

20705.00

BENNETT MARINE CONSTRUCTION, INC.

1935 PENNSYLVANIA AVE., ENGLEWOOD, FL 34224

Phone 941-697-3882 - Fax 941-697-3882

James Hatfield
881 E. 3rd Street
Englewood, FL 34223

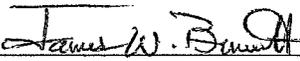
941- July 30, 2012
Seawall – 25 lineal feet
Lot 1, Rock Creek Park 2nd Addition (Easement area)

Remove the existing rip-rap/concrete embankment and haul from the property. Remove stumps, brush along bank area and haul from the property. Dredge the canal bottom where there are sandbars/shallow areas. Install twenty-five- (25) lineal feet of vertical reinforced concrete seawall. The proposed seawall will connect to the existing adjacent concrete seawall at East end and maintain the same elevation. The pre-cast concrete seawall slabs will measure six- (6) inches thick, five- (5) feet wide and eight- (8) feet in length. The concrete cap will measure twelve- (12) inches vertical by eighteen- (18) inches horizontal with an expansion joint every forty- (40) feet. The tieback rods will be 3/4-inch steel rebar encased in one- (1) inch polypipe. The tieback rods, with concrete anchors, will be placed every ten- (10) feet with double rods at each expansion joint. Filter cloth will be placed behind all slab joints and over each weep hole to prevent soil erosion. Bennett Marine will backfill and grade the completed seawall. Bennett Marine will obtain the USACOE and the Charlotte County building permits. Owner will provide a property survey for permitting. Owner will be responsible for sod installation.

We propose hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of: \$185.00 per lineal foot - (\$4,625.00) dollars.

Payment to be made as follows: \$1,000.00 down with balance due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents weather or delay beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.


James W. Bennett

We may withdraw this proposal if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____
Signature: _____

OWNER COPY

BENNETT MARINE CONSTRUCTION, INC.

1935 PENNSYLVANIA AVE., ENGLEWOOD, FL 34224

Phone 941-697-3882 - Fax 941-697-3882

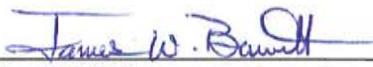
John J. Pizzi
873 E. 3rd Street
Englewood, FL 34223

941- July 30, 2012
Seawall – 117 lineal feet & rock removal
Lot 13, Rock Creek Park 2nd Addition

Remove the existing rip-rap/concrete embankment and haul from the property. Remove one palm tree near waterline, stumps, brush along bank area and haul from the property. Dredge the canal bottom where there are sandbars/shallow areas. Install one hundred seventeen- (117) lineal feet of vertical reinforced concrete seawall. The proposed seawall will connect to the existing adjacent concrete seawall at West end and maintain the same elevation. The pre-cast concrete seawall slabs will measure six- (6) inches thick, five- (5) feet wide and eight- (8) feet in length. The concrete cap will measure twelve- (12) inches vertical by eighteen- (18) inches horizontal with an expansion joint every forty- (40) feet. The tieback rods will be 3/4-inch steel rebar encased in one- (1) inch polypipe. The tieback rods, with concrete anchors, will be placed every ten- (10) feet with double rods at each expansion joint. Filter cloth will be placed behind all slab joints and over each weep hole to prevent soil erosion. Bennett Marine will backfill and grade the completed seawall. Bennett Marine will obtain the USACOE and the Charlotte County building permits. Owner will provide a property survey for permitting. Owner will be responsible for sod installation.

We propose hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of: \$185.00 per lineal foot - (\$21,645.00) dollars.
Payment to be made as follows: \$4,000.00 down with balance due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents weather or delay beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.


James W. Bennett

We may withdraw this proposal if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____
Signature: _____

owner copy

I Support Petition
SV-12-07-04
Street vacation and
snook Bayou improvements

① RONALD KIRK 930 E 2ND ST 34223

② Travers Ward 938 E 2ND ST, 34223

③ KEITH PHILLIPS
898 E 2ND ST
ENGLEWOOD FL 34223

④ ~~Walter~~ ~~Ward~~
801 E 3RD ST
Englewood, FL 34223

⑤ CHARLY & Lynn Wiggas
813 E 3RD ST
Englewood, FL 34223

⑥ ~~Walter~~ ~~Ward~~
825 E 3RD ST
34223

⑦ Charles Fule
844 E 3rd St
Englewood FL 3433

⑧ Jerry Boston
849 E 3rd St
Englewood FL 34223

⑨ Jerry J. Madry III
857 E 3rd St
Englewood FL 34423

⑩ Martin Ober
861 E 3rd St
Englewood FL 34223

⑪ Carl D. [unclear]
866 E. THIRD ST.
ENGLEWOOD, FL 34223

⑫ SUSAN MATTULL
1199 MAJOR Rd
Englewood FL 34223

(13) PAUL & COLLAS SPENCE
853 E 3RD ST
ENGLISHTOWN, PA 34223

(14) Jean E Finch
931 E 3rd st

(15) Brad Potts
837 E 3rd st

(16) ~~John~~
845 E 3rd st

(17) Don Cunningham
892 E. 3rd St

(18) William Walshaw
893 E 3rd St

(19) David O Longmy
872 E 3rd st

(20) Barbara A. Blake
809 E third st

① Doug Banua
880 E 3rd St E
Englewood Fla 34223

② Ron + Rhonda Royala
885 E. Third Street
Englewood, FL 34223

23 Randy + Rhonda Wise
1020 E 2nd st
Englewood FL. 34223