



## MEMORANDUM

**Date:** June 20, 2013

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

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

**Subject:** SV-13-05-02, Street Vacation, Portion of Unnamed Alley in Harbour Heights  
Tim Thompson

---

Tim Thompson has applied to vacate a portion of the unnamed alley that runs between Broadpoint Drive and Foley Drive (platted Wheeler Court), located east of Foley Drive, south of Del Prado Parkway, and west of Broadpoint Drive, a total of 0.13 acres, more or less, in Sections 15 and 22, Township 40, Range 23, in Harbour Heights Section 5 Subdivision, as recorded in Plat Book 3, Page 81B, of the Official Records of Charlotte County, Florida, in Commission District I.

The subject property lies within the Urban Service Area. The Future Land Use Map designation is Commercial and the Zoning District is Commercial General (CG). It lies within Flood Zone X and Storm Surge Evacuation Zone B. Being commercial property, there are no issues regarding density.

The applicant owns the property abutting both sides of the proposed vacation, and no other property owners will be denied access to their property if the vacation is approved. He stated in the application that he wants to combine his properties into a contiguous parcel, and to correct the encroachment of a portion of a building within the subject right-of-way.

A Code violation exists on the property in the form of a chain-link fence located across the platted alley, but outside the area proposed to be vacated. The applicant must remove the portion of the fence that extends beyond his property.

**Addressing** has reviewed the application and had no comments.

**CCU** has reviewed the application and had no comments.

**CHARLOTTE COUNTY COMMUNITY DEVELOPMENT**  
**Engineering**

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

**Comprehensive Planning** has reviewed the application and had no comments.

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

Although the Description cites the "East 17.5' of Lot 5", nowhere on the graphics of the sketch does it show that dimension. "Apparent Encroachment" should, according to the current MTs, read Apparent Physical Use. WF and CLF do not show up in the Abbreviations listing. Also, how is Mr. Thompson going to address the chain link fence which will remain inside the public alley beyond where the vacation ends?

**Environmental Health** has reviewed the application and had no comments.

**GIS** has reviewed the application and had the following comment:

I do not see any issues with the alley vacation.

**LIS** has reviewed the application and has no comments.

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

CenturyLink has facilities within the proposed vacation. An easement will be required from the applicant.

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

**Real Estate Services** has reviewed the application and had the following comment:

No objection, since this alleviates a title problem.

**Right-of-Way** has reviewed the application and had the following comments:

The ROW Section has no conflict regarding this request.

**Transportation** has reviewed the application and had no comments.

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

Zoning/Current Planning has no objections to the alley vacation as proposed and recommends approval of the requested alley vacation as described in the current application.

**Zoning/Environmental** has reviewed the application and had no comments.

## **RECOMMENDATION**

**Community Development** recommends approval of SV-13-05-02 with the following two (2) conditions:

1. Prior to the recording of the Resolution granting the street vacation, the applicant must provide a utility easement in favor of CenturyLink for their facilities located within the area of the proposed vacation, or pay to have those facilities relocated.
2. Remove the portion of chain-link fence located within the public right-of-way.



Community Development

# CHARLOTTE COUNTY

## Location Map for SV-13-05-02

Charlotte County Government

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

www.CharlotteCountyFL.com



### 15&22/40/23 Mid County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no 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-A Carlisle Date Saved: 6/10/2013 9:28:27 AM

Path: M:\Departments\GIS\Projects\Petition\_Maps\Comp\_Planning\2013\SV-13-05-02\PKCT\_Location\_SV130502.mxd



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Community Development

# CHARLOTTE COUNTY Zoning Map for SV-13-05-02

Charlotte County Government

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**CG** 00TA

6 5 4 3 2 1

14  
15  
16  
17

31  
30  
29  
28

18 19 20 21 22 23 24 25 26 27

**SITE**

DEL PRADO PKWY

6 5 4 3 2 1

10 9 8 7 6 5 4 3 2 1

31 32 **CI** 33 84

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29  
62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79

1  
30  
29  
28  
27  
26  
25  
**RSF3.5** 24  
9  
23 10  
22 11  
21 12  
20 13  
19 14  
18 15  
17 16

BROADPOINT DR

WHITMAN AVE

00TA **RMF10** 1 2 3 4

### 15&22/40/23 Mid County

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Path: M:\Departments\LIS\Projects\Petition\_Maps\Comp\_Planning\2013\SV-13-05-02\PKCT\_Zoning\_SV130502.mxd



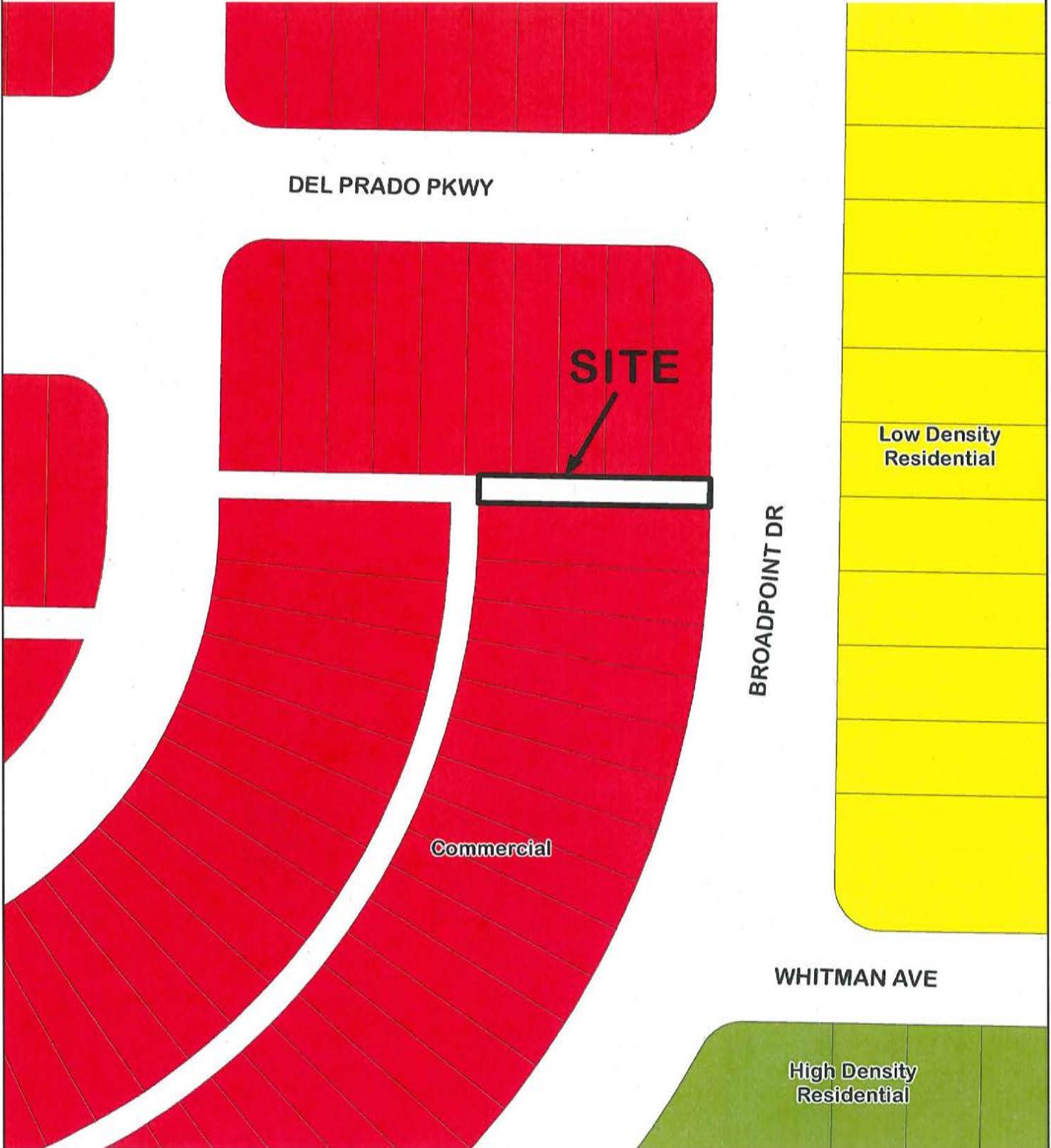
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Community Development

# CHARLOTTE COUNTY

## Flum Map for SV-13-05-02



### 15&22/40/23 Mid County

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Path: M:\Departments\LISVProjects\Petition\_Maps\Comp\_Planning\2013\SV-13-05-02\PCCKT\_Flum\_SV130502.mxd





CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

**STREET VACATION APPLICATION**

Date Received: 5/20/13	Date of Log-in: 5/20/13
Petition #: SV-13-05-02	CAP#VST-13-00002
Receipt #: 113398	Amount Paid: \$1,315.00

1. Name of street(s) to be vacated: Un-named alley

2. Parties involved in the application

A. Name of Applicant\*: Tim Thompson  
Mailing Address: 3131 B Foley St.  
City: Punta Gorda State: FL Zip Code: 33983  
Phone Number: (941) 628-2752 Fax Number: (941) 624-6820  
Email Address: Thompsonsaia@embargo.com  
\* The applicant must own property fronting on the right-of-way to be vacated

B. Name of Agent: N/A  
Mailing Address:  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

C. Name of Surveyor: Shrenishock Surveying Inc.  
Mailing Address: 5265 Alamos  
City: North Port State: FL Zip Code: 34588  
Phone Number: 941-423-8875 Fax Number: 941-423-4365  
Email Address: \_\_\_\_\_

3. Applicant's Property ID #: 402322128001

4. Total acreage of street to be vacated: 0.13

5. Commission District: 1

6. Purpose of request: Combine properties into a continuous parcel and correct encroachment of a building into the right of way.

# 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 Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 17 day of May, 2013, by Tim Thompson who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

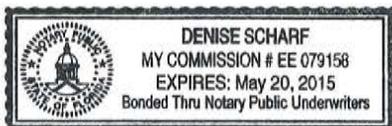
Denise Scharf | Tim Thompson  
Notary Public Signature | Signature of Applicant/Agent

Denise Scharf | Tim Thompson  
Notary Printed Signature | Printed Signature of Applicant/Agent

\_\_\_\_\_| 3131-B Foley Ave  
Title | Address

EE079158 | Punta Gorda Fl. 33983  
Commission Code | City, State, Zip

941-624-6000  
Telephone Number





Charlotte County Government

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**OFFICIAL RECEIPT**

Trans Number : **113398**

Date Issued. : 05/20/2013

Application No. : VST-13-00002

Project Name : N/A

Received From : Thompson's Air

Applicant : Tim Thompson

DBA : Tim Thompson

Address : 3131 B Foley St.  
Punta Gorda, FL, 33983

**PAYMENT INFO**

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
<b>Check</b>			
STREET_VAC STREET VACATION	1081	\$1,315.00	
		<b>\$1,315.00</b>	Total Check

Total Receipt Amount: **\$1,315.00**

Change Due: \$0.00

Cashier ID : SANTIMAUROD

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Job Address
VST-13-00002	129290	\$1,315.00	
<b>Total Amount :</b>		<b>\$1,315.00</b>	

**Community Development Department**

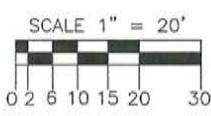
18400 Murdock Circle | Port Charlotte, FL 33948



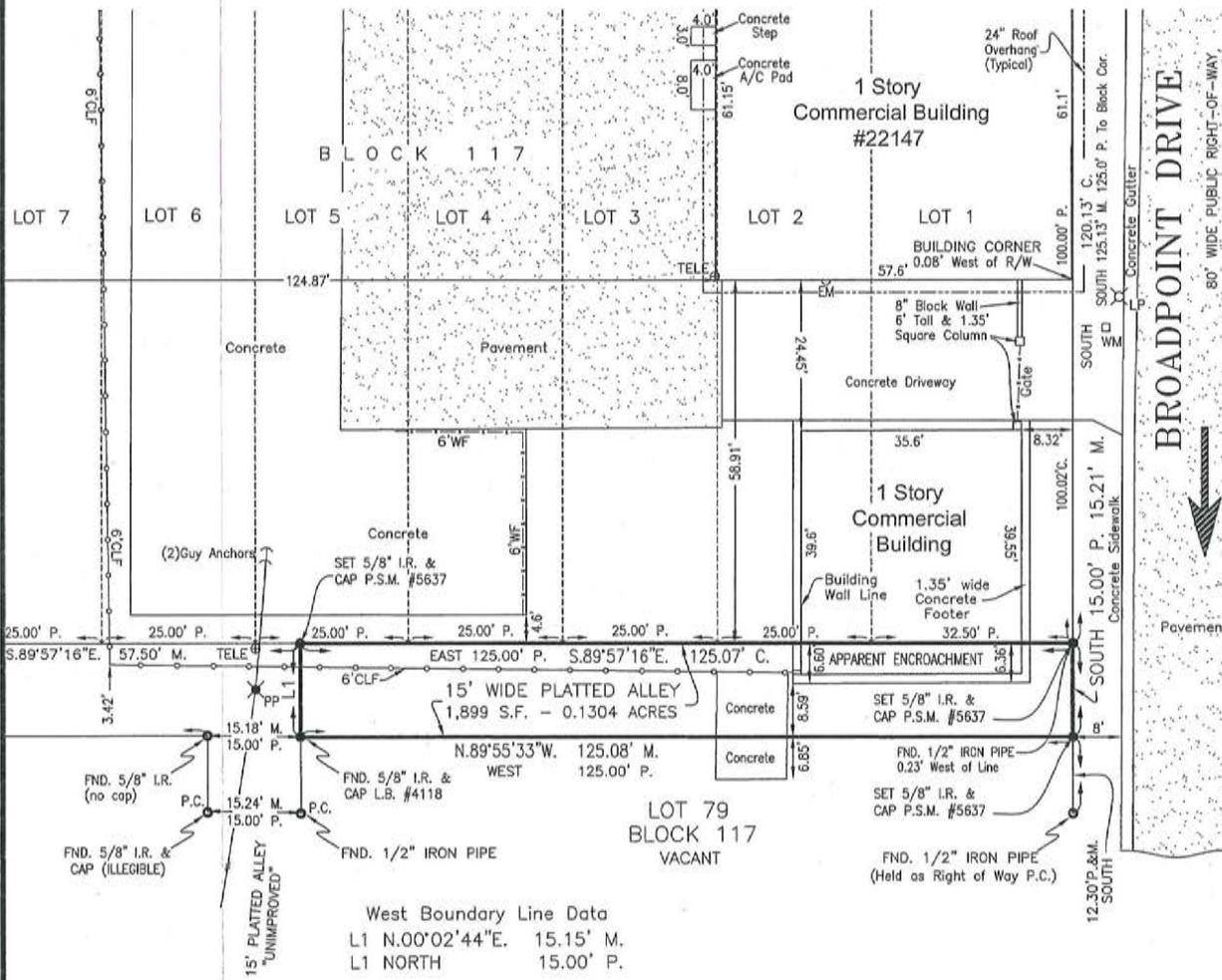
ABBREVIATIONS OF SURVEYING TERMS

(C.) = CALCULATED DISTANCE, ANGLE OR BEARING  
 (D.) = DEED CALL BEARING AND/OR ANGLE  
 (M.) = MEASURED DISTANCE OR ANGLE  
 (P.) = PLAT DISTANCE OR BEARING/ANGLE  
 A/C = AIR CONDITIONER  
 CL = CENTERLINE  
 CM = CONCRETE MONUMENT  
 CONC. = CONCRETE  
 CMP = CORRUGATED METAL PIPE  
 D.N.R. = DEPARTMENT OF NATURAL RESOURCES  
 E.C.L. = EROSION CONTROL LINE  
 EM = ELECTRIC METER  
 EL. = ELEVATION  
 F.F. = FINISHED FLOOR  
 F.B. = FIELD BOOK  
 FND. = FOUND  
 GAR. = GARAGE  
 I.R. = IRON ROD OR RE-BAR  
 I.P. = IRON PIPE  
 INV. = PIPE INVERT ELEVATION  
 L.B. = LICENSED BUSINESS  
 PG. = PAGE  
 P.I. = POINT OF INTERSECTION

P.C. = POINT OF CURVATURE  
 P.C.P. = PERMANENT CONTROL POINT  
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
 P.K. = PARKER KALON (NAME BRAND)  
 P.P. = POWER POLE  
 RCP = REINFORCED CONCRETE PIPE  
 TELE. = TELEPHONE  
 WM = WATER METER  
 THIS LIST IS PROVIDED PURSUANT TO 5J-17  
 FLORIDA ADMINISTRATIVE CODE AND TO ASSIST YOU  
 IN UNDERSTANDING THE ATTACHED SURVEY.



Broadpoint Drive  
 Punta Gorda, FL 33983  
 Latitude 26°59'09.8" North  
 Longitude 82°00'14.7" West



DESCRIPTION

THAT PORTION OF THE PLATTED 15' WIDE ALLEY WAY LYING NORTH OF LOT 79, BLOCK 117 AND LYING SOUTH OF LOTS 1, 2, 3, 4, AND THE EAST 17.5' OF LOT 5 BLOCK 117 "HARBOUR HEIGHTS, SECTION FIVE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES 81-A & 81-B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Containing 1899 Square Feet or 0.1304 Acres More or Less.

NOTE: Elevations, Trees, & Underground Utilities Are Not Shown.

There are no Platted Easements.

**Shremshock Surveying, Inc.**  
 Land Surveyors  
 5265 Alamosos Terr.  
 North Port, Florida 34288  
 ph. (941) 423-8875 fax. 423-4365  
 e-mail: shremshocksurveying@comcast.net

Title: Boundary Survey  
 Prepared for: Tim Thompson  
 Certified to: Tim Thompson  
 Sketch No. 175-13-B Scale: 1" = 20'  
 Field Book: 121 Page: 63 to 65  
 Drawn By: DAVE Checked By: DAVE

FLOOD ZONE "X"  
 NO BASE FLOOD EL.  
 COMMUNITY #120061  
 PANEL #0232 "E"  
 FIRM DATE 5/5/03  
 MAP #1201500232F

Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Made: \_\_\_\_\_  
 Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Made: \_\_\_\_\_  
 Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Made: \_\_\_\_\_

NOTES:

- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
- GOVERNMENTAL JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.

SURVEYOR'S CERTIFICATE

This is to certify that a survey was made this day of the property as described and shown hereon, and that this survey and sketch are accurate and correct to the best of our knowledge and belief, and that this survey meets the Minimum Technical Standards set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, and pursuant to Section 472.07, Florida Statutes.

SHREMSHOCK SURVEYING, INC. LB #7747

BY: DAVE DATE: 5/19/12  
 DAVID B. SHREMSHOCK  
 Registered Surveyor and Mapper no. 5637  
 State of Florida  
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

## DESCRIPTION

THAT PORTION OF THE PLATTED 15' WIDE ALLEY WAY LYING NORTH OF LOT 79, BLOCK 117 AND LYING SOUTH OF LOTS 1, 2, 3, 4 AND THE EAST 17.5' OF LOT 5, BLOCK 117 "HARBOUR HEIGHTS, SECTION FIVE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES 81-A & 81-B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Containing 1899 Square feet or 0.1304 Acres More or Less.



# Charlotte County GIS Map



Charlotte County GIS Department Copyright (C) 2013

0 100ft



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 Charlotte County GIS  
 18500 Murdock Circle  
 Port Charlotte, FL 33948

- Legend**
- Highlighted\_Feature
  - Selected\_Features
  - 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.

# Charlotte County Property Appraiser

## Paul L. Polk, CFA

### Real Property Record

Show 2013	Show 2012	Show 2011	Show 2010
Show 2009			

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

#### General Parcel Information for 402322128001 for the 2013 Tax Roll

<b>Parcel ID:</b>	402322128001	<b>Property Address:</b>	27147 DEL PRADO PKWY
<b>Old Parcel ID Number:</b>	00841930000001	<b>Property Zip Code:</b>	33983
<b>Business Name:</b>	THOMPSON AIR CONDITION	<b>Section-Township-Range:</b>	22-40-23
<b>Map Number:</b>	5A22N	<b>Zoning Code:</b>	<a href="#">CG, CG</a>
<b>Current Use:</b>	PROFESSIONAL SERVICES BUILDINGS	<b>Roads:</b>	PAVED
<b>Future Land Use (Comp. Plan):</b>	COMMERCIAL	<b>Taxing District:</b>	104
<b>Utilities:</b>	WATER	<b>Market Area / Neighborhood:</b>	01 /74
<b>Waterfront:</b>	NO	<b>SOH Base Year:</b>	

#### FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0232F		OUT	X	12015C	COBRA_OUT	120061		

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. [Click here for definitions.](#)

For more information, please contact Building Construction Services at 941-743-1201.

#### Ownership Information

THOMPSONS AIR CONDITIONING INC  
 27147 DEL PRADO PKWY  
 PUNTA GORDA, FL 33983

Ownership current through: 5/9/2013

#### Sales Information

Date	Book/Page	Sales Codes	Qualification/Disqualification Code	Selling Price
10/1/1995	<a href="#">1433/143</a>	VACANT		\$14,900
9/1/2000	<a href="#">1827/37</a>	IMPROVED		\$80,000
11/1/2003	<a href="#">2354/1438</a>	IMPROVED	<a href="#">00</a>	\$140,000

Click on the book/page to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for description of code. Codes are not available prior to 2003.

**2013 Preliminary tax roll values are not yet available.  
 Preliminary values are typically available mid-August.**

For the most up to date values, [see the 2012 tax year.](#)

Tax Information

Land Information

Line	Description	Land Use	Zoning	Unit Type	Unit Rate	Units	Depth	Table/Factor	Acreage
1	HBH 005 0117 0001	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	4063	0		0
2	HBH 005 0117 0002	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
3	HBH 005 0117 0003	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
4	HBH 005 0117 0004	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
5	HBH 005 0117 0005	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
6	HBH 005 0117 0006	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
7	HBH 005 0117 0007	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
8	HBH 005 0117 0008	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
9	HBH 005 0117 0009	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
10	HBH 005 0117 0010	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3750	0		0
11	HBH 005 0117 0074	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
12	HBH 005 0117 0075	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
13	HBH 005 0117 0076	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
14	HBH 005 0117 0077	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
15	HBH 005 0117 0078	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	3125	0		0
16	HBH 005 0117 0079	1900	<a href="#">CG</a>	SQUARE FOOT	\$1.10	4134	0		0

Land Value may be adjusted due to scrub jay habitat. [To determine if this parcel is within scrub jay habitat click here.](#)

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0322		1016	2007	2007
1012	Storm Water Drainage	334	1957	1957
1012	Storm Water Drainage	1518	2004	2004
1012	Storm Water Drainage	2788	2006	2006
1012	Storm Water Drainage	5734	2004	2004
1160	Cl. Fence 6' - 3 Wire Barb (l/f)	12	2007	2007

1160	Cl. Fence 6' - 3 Wire Barb (l/f)	311	2004	2004
1220		72	2007	2007
1310	Paving Asphalt Med. (sq. Ft.)	5734	2004	2004
1320	Paving Concrete (sq. Ft.)	334	1957	1957
1320	Paving Concrete (sq. Ft.)	1518	2004	2004
1320	Paving Concrete (sq. Ft.)	2788	2006	2006
1791		4	2007	2007
1792		2	2007	2007

**Building Information** [View Building Sketch](#)

Building Number	Description	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Living Area	A/C Area	Total Area
1	Professional services buildings	1900	2006	2006	1	2	0	6	3538	1656	3538
2	Warehousing, distribution terminals, trucking term	4800	1978	1978	1	1	0	0	1440	0	1440

**Building Component Information**

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	2006	2006	Construction Component
1	207	Composition Roll	Roofing	0	100	2006	2006	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	2006	2006	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	2006	2006	Construction Component

**Legal Description**

Short Legal	Legal Description
HBH 005 0117 DC1433/135 POA1433/136 1433/143 1827/37 CD1862/2040 2354/1438 HBH 005 0117 0074 HRBR HTS SEC 5 0001	HRBR HTS SEC 5 BLK 117 LTS 1 2 & THAT PORTION OF VAC STREETS DESC IN 354/396 555/488 569/219 1827/37 CD1862/2040 2354/1438 HBH 005 0117 0003 HRBR HTS SEC 5 BLK 117 LTS 3 4 5 6 7 8 9 10 1827/37 CD1862/2040 2354/1438 HBH 005 0117 0074 HRBR HTS SEC 5 BLK 117 LTS 74 75 76 THRU 79 71/47 330/499 801/160 CD1862/2040 2354/1438 2354/1439

Data Last Updated: 5/17/2013- Printed On: 5/17/2013.

[View Map](#)

[New Search](#)

[Help](#)

[Home](#) [Send Us Email](#)

## Ellis, Steven

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**From:** Hunter, Judy  
**Sent:** Monday, June 03, 2013 1:05 PM  
**To:** Ellis, Steven  
**Subject:** FW: SV-13-05-02, Thompson  
**Attachments:** SV-13-05-02\_staff review memo.pdf; SV-13-05-02\_Thompson.pdf

This area is not within the CCU service area for water, please contact Charlotte Harbor Water Association. CCU at this time has no sewer lines in this area.

Judy Hunter, AA  
Engineering Services  
Charlotte County Utilities  
941.764.4539  
[Judy.hunter@charlottefl.com](mailto:Judy.hunter@charlottefl.com)  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

---

**From:** D'Urso, Chris  
**Sent:** Thursday, May 30, 2013 1:44 PM  
**To:** Hunter, Judy  
**Subject:** FW: SV-13-05-02, Thompson

Judy,

Did you get this Street vacate

Chris J. D'Urso  
Development Coordinator  
Charlotte County Utilities  
25550 Harborview Road, Unit 1  
Port Charlotte, FL 33980  
941.883.3530 Phone  
941.764.4319 Fax

[chris.durso@charlottefl.com](mailto:chris.durso@charlottefl.com)  
<http://www.CharlotteCountyFL.com>

---

**From:** Ellis, Steven  
**Sent:** Monday, May 20, 2013 1:20 PM  
**To:** Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Grossman, Gary; Quillen, Ken; Scudera, Jamie; Gilbreath, Gina; MacDonald, John; Carlisle, Angie; Collins, Gerry; Alexander, Debbie; D'Urso, Chris; Irish, Stan; Reager, Steve; Williams, Inga  
**Cc:** Clim, Diane; Moore, Gayle; Cullinan, Shaun  
**Subject:** SV-13-05-02, Thompson

Please see attachments.

Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
18400 Murdock Circle



Florida Power & Light Company, 2245 Murphy Ct, North Port, FL 34289  
Phone: 1-800-375-8805, Fax: 1-800-375-7680

June 3, 2013

Charlotte County  
18400 Murdock Cir  
Port Charlotte, FL, 33948

Dear Mr. Irish,

This letter is in response to your request for the release of a platted road right-of-way.

In meeting with your request, FPL has no objection to releasing our rights in the road right-of-way known as "15' Wide Platted Alley" in Plat Book 3, Page 81-A & 81-B of the Public records of Charlotte County .

The release is restricted to the following description: The portion of the platted 15' wide alley way lying north of lot 79, block 117 and lying south of lots 1,2,3,4 and the east 17.5' of lot 5 block 117 "Harbour Heights, Section Five."

Should you have any questions or concerns, please do not hesitate to contact Jeffrey Szuts at 941-423-4833.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Szuts", is written over a horizontal line.

Jeffrey Szuts  
Area Manager (Engineer)



**Ellis, Steven**

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**To:** Reager, Steve  
**Subject:** RE: SV-13-05-02, Thompson

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**From:** Reager, Steve  
**Sent:** Wednesday, May 29, 2013 7:41 AM  
**To:** Ellis, Steven  
**Subject:** RE: SV-13-05-02, Thompson

The ROW section has no conflict regarding this request.

S

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](mailto:Steve.Reager@charlottefl.com)



**Ellis, Steven**

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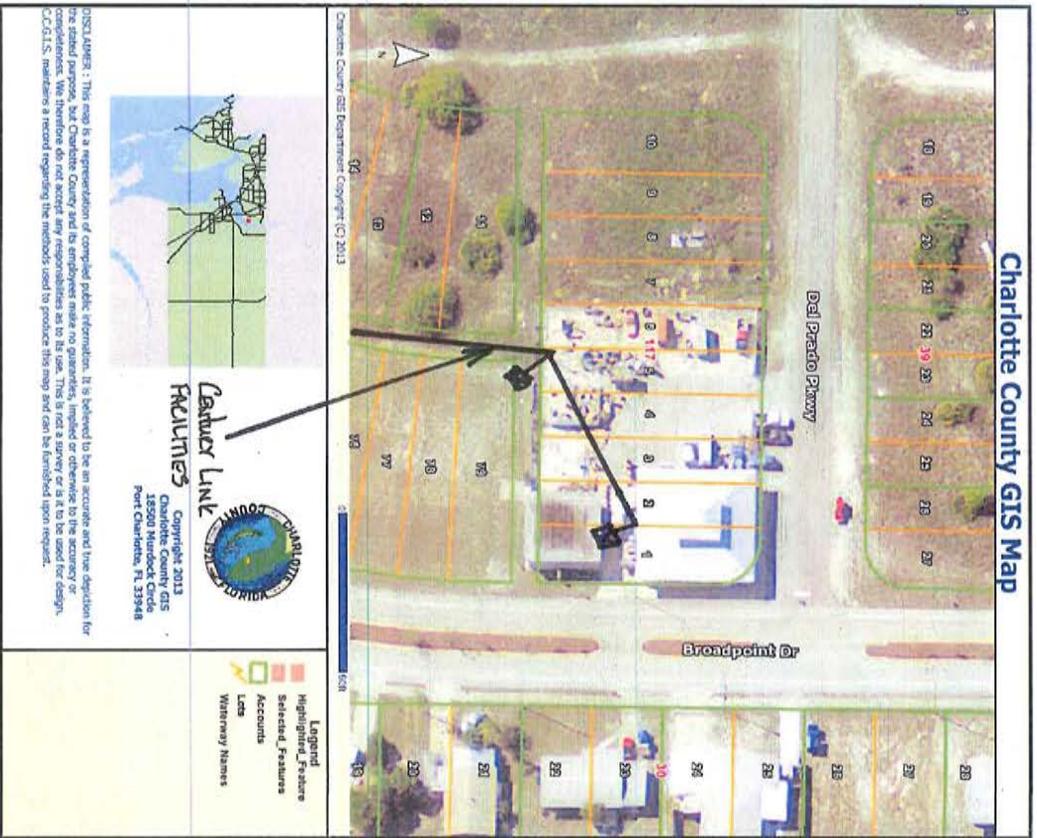
**From:** Irish, Stan  
**Sent:** Wednesday, May 29, 2013 7:31 AM  
**To:** Ellis, Steven  
**Subject:** FW: SV-12-05-02  
**Attachments:** Untitled.pdf

For you

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**From:** Barnett, William L [<mailto:William.L.Barnett@centurylink.com>]  
**Sent:** Wednesday, May 29, 2013 6:33 AM  
**To:** Irish, Stan  
**Subject:** SV-12-05-02

Stan here is sketches of our facilities that are in this alley way that feed the present buildings. I would not be able to release this portion of this alley way.







## MEMORANDUM

To: Steven Ellis, Planner II  
From: Ken Quillen, AICP, Planner III   
Date: May 28, 2013  
Subject: Review of proposed Street Vacation; file number: **SV-13-05-02**

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Below are comments from the Zoning Division regarding the proposed Vacation of portions of an alley located in Block 117 of the recorded plat of **Harbour Heights Section Five Subdivision**, all located in Section 22, Township 40 South, Range 23 East.

**Zoning:** All of the adjacent lands to the north, south and west are zoned Commercial General (CG). This zoning classification is intended to accommodate retail sales without disruption by the encroachment of incompatible residential uses. The lands to the east across Broadpoint Drive are zoned Residential Single-family-3.5 (RSF-3.5). The proposed alley vacation will not affect the residential properties to the east.

**FLUM:** The lands to the north, south and west have a Future Land Use Map (FLUM) designation of Commercial. The lands to the east, across Broadpoint Drive, have a Future Land Use Map (FLUM) designation of Low Density Residential.

**Flood Zone:** The areas involved in the proposed street vacations lies in the X Flood Zone. Lands in this area are also located in the Storm Serge Evacuation Zone "B".

**The Zoning Division has no objections to the alley vacation as proposed and recommends approval of the requested alley vacation as described in the current application.**

cc: Shaun Cullinan, Zoning Official  
File

**Ellis, Steven**

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**From:** Ford, Steven  
**Sent:** Thursday, May 23, 2013 4:02 PM  
**To:** Ellis, Steven  
**Subject:** Tim Thompson Alley Vacation

Comments concerning survey submitted for abovementioned action.

Although the Description cites the "East 17.5' of Lot 5", nowhere on the graphics of the sketch does it show that dimension. "Apparent Encroachment" should, according to the current MTs, read Apparent Physical Use. WF and CLF do not show up in the Abbreviations listing. Also how is Mr. Thompson going to address the Chain Link Fence which will remain inside the public alley beyond where the vacation ends?

*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](mailto:Steven.ford@charlottefl.com)



May 22, 2013

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

**Re: Petition to vacate a portion of the unnamed alley that runs between  
Broadpoint Drive and Foley Drive. Located east of Foley Drive, south  
Of Del Prado Parkway, and west of Broadpoint Drive, a total of .13 acres**

Dear Stan Irish

Comcast Cable does not object to the request to vacate the alley 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

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**From:** Pederzoli, Gary  
**Sent:** Monday, May 20, 2013 1:51 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-13-05-02, Thompson

Steve,  
I do not see any issues with the alley vacation.

---

**From:** Ellis, Steven  
**Sent:** Monday, May 20, 2013 1:20 PM  
**To:** Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Grossman, Gary; Quillen, Ken; Scudera, Jamie; Gilbreath, Gina; MacDonald, John; Carlisle, Angie; Collins, Gerry; Alexander, Debbie; DURso, Chris; Irish, Stan; Reager, Steve; Williams, Inga  
**Cc:** Clim, Diane; Moore, Gayle; Cullinan, Shaun  
**Subject:** SV-13-05-02, Thompson

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](http://www.charlottecountyfl.gov)

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

**Ellis, Steven**

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**From:** Alexander, Debbie  
**Sent:** Tuesday, May 21, 2013 9:40 AM  
**To:** Ellis, Steven; Gilbreath, Gina; Grossman, Gary; Searfoss, Bill; Bliss, Karen; Aiuto, Phil; Ford, Steven; Carson, Robert; Ouimet, Jason; Purcell, Don; Doll, Richard  
**Cc:** Payette, Paul; Gibson, Michael; Campitelli, Albert  
**Subject:** SV-13-05-02 Tim ThompsonSV-13-05-02 TIM THOMPSON

SV-13-05-02 TIM THOMPSON

No objection, since this alleviate a title problem.

**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](mailto:www.Debbie.Alexander@charlottefl.com)

"To Exceed Expectations in the Delivery of  
Public Services"

**INTEROFFICE MEMORANDUM**  
**Community Development**

**To:** Steven Ellis

**FROM:** Gerry Collins  
Design Technician - Addressing

**DATE:** May 21, 2013

**RE:** Addressing Comments  
July 8, 2013 P&Z / BCC

**SV-13-05-02 – Tim Thompson**

**I have no comment on this application.**



# Charlotte County Government

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## MEMORANDUM

**Date:** February 11, 2013  
**To:** Steven Ellis, Planner II  
**From:** Inga Williams, Principal Planner  
**Subject:** SV-13-05-02, Tim Thompson

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Comprehensive Planning has no comments on this application.

### COMMUNITY DEVELOPMENT DEPARTMENT

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