

**Application No.**  
**SV-16-01-01**  
**(Street Vacation)**

**Applicant**  
**Peter and Ebba Patrick /**  
**Tarpon Court**

**Legislative**

**Commission Dist. III**



Community Development

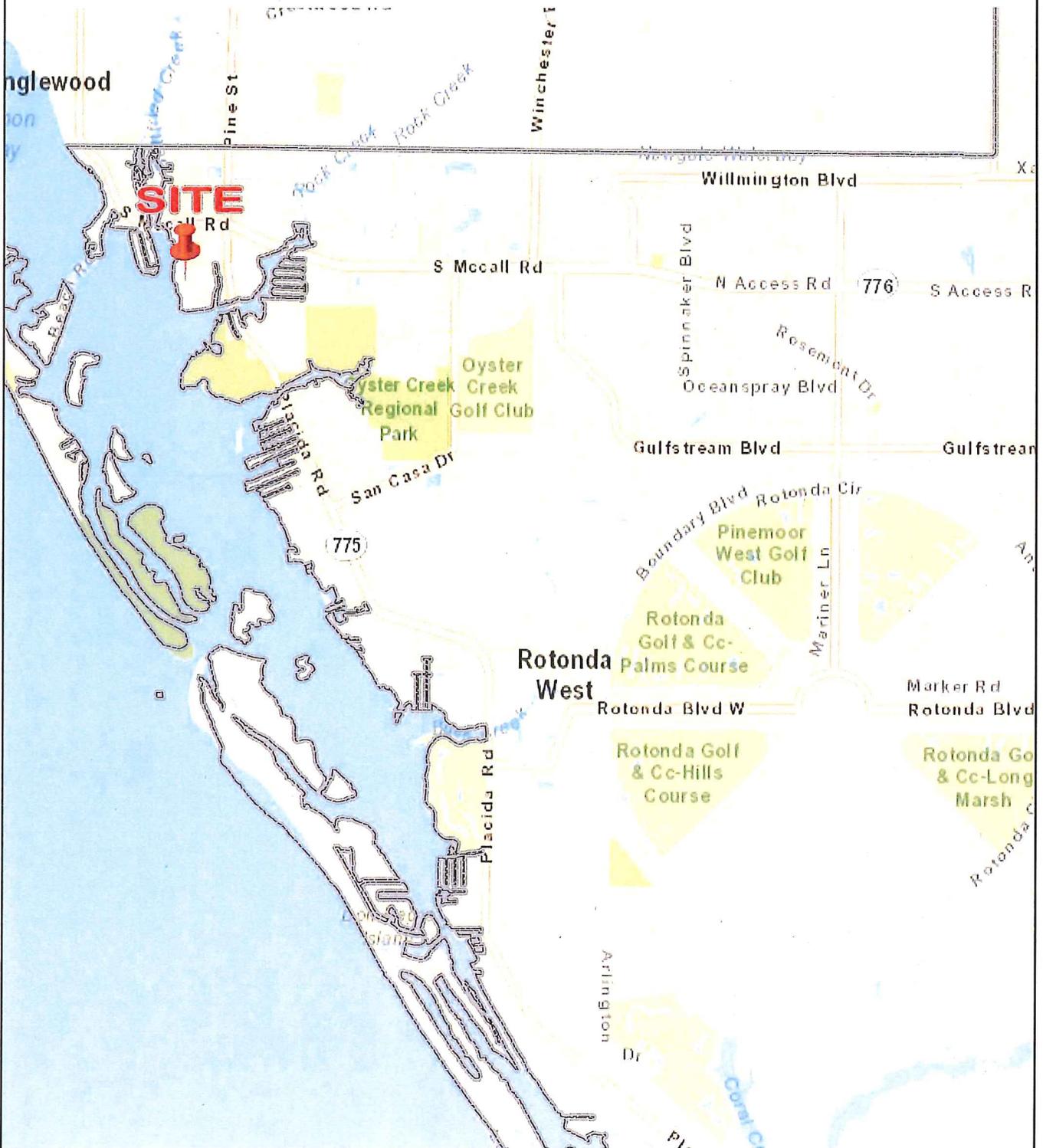
# CHARLOTTE COUNTY

## Location Map for SV-16-01-01

Charlotte County Government

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

www.CharlotteCountyFL.gov



### 06/41/20 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 7657 Date Saved: 2/9/2016 3:27:11 PM

Path: M:\Departments\LIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-01-01\PKT\_Location,SV-16-01-01.mxd



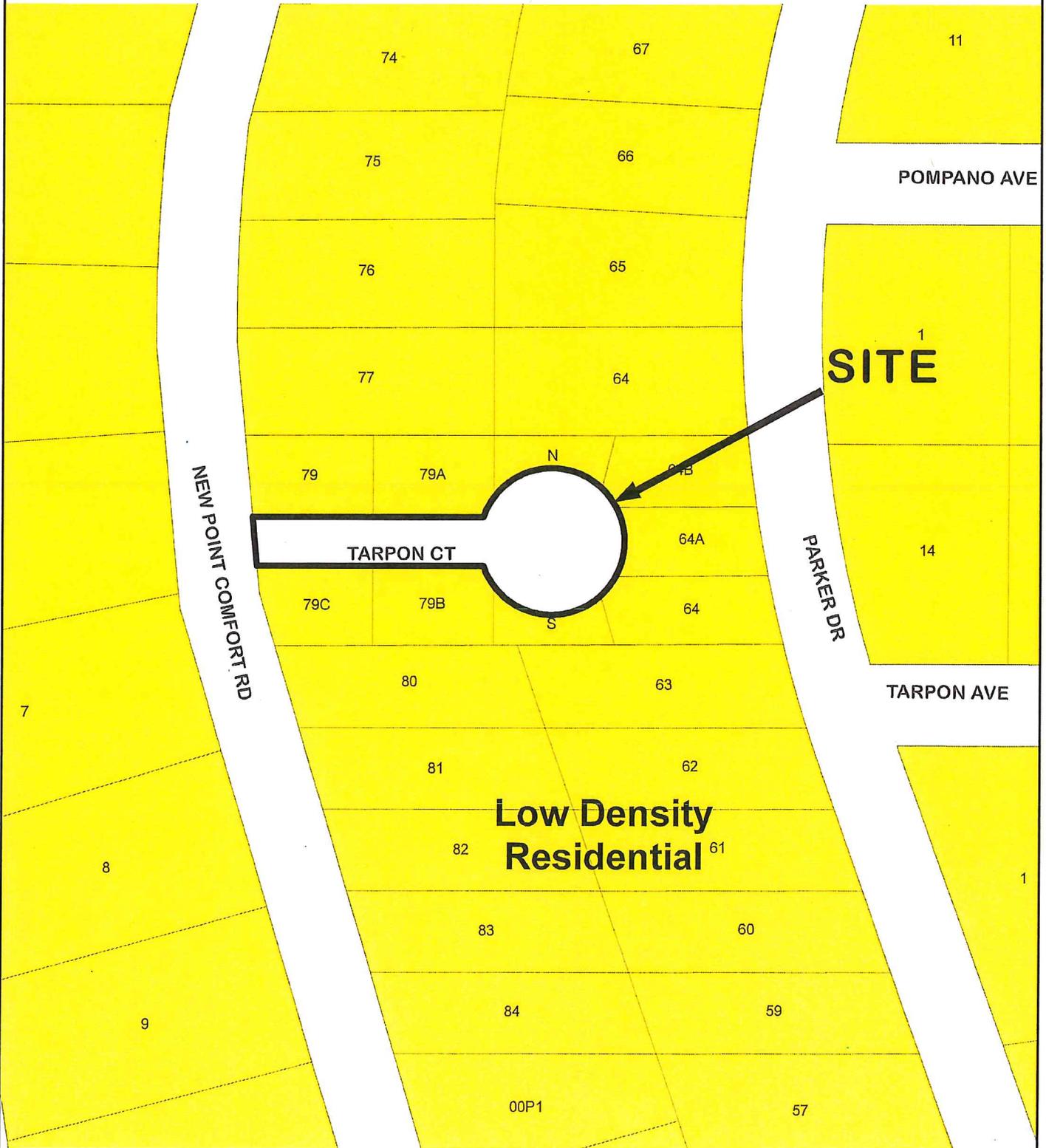
NOT TO SCALE

© Copyright 2016 Port Charlotte, FL by Charlotte County



# CHARLOTTE COUNTY

## Future Land Use Map for SV-16-01-01



### 06/41/20 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 7657 Date Saved: 2/9/2016 1:42:02 PM

Path: M:\Departments\LIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-01-01\PKCT\_FlumSV-16-01-01.mxd



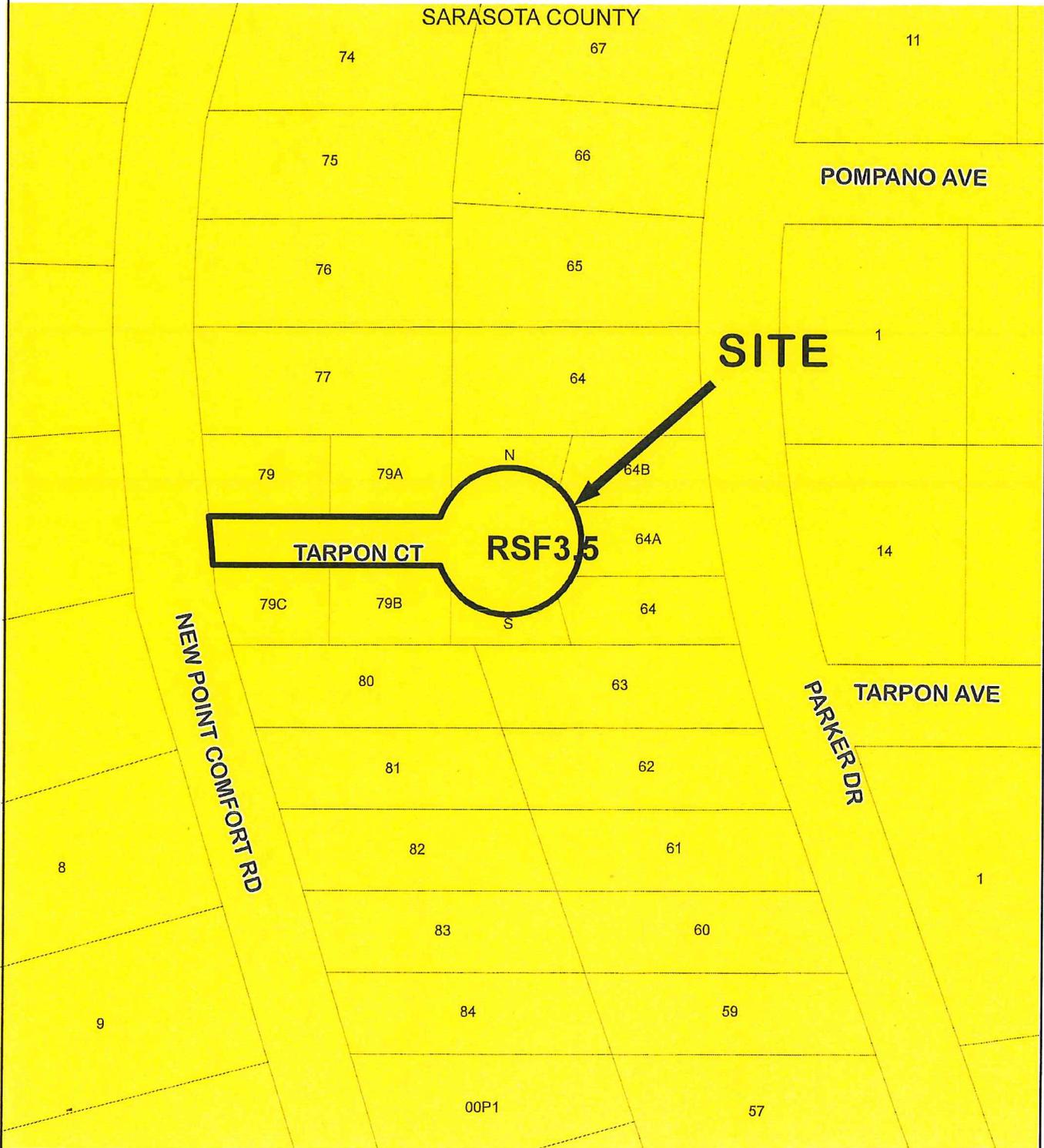


Community Development

# CHARLOTTE COUNTY

## Zoning Map for SV-16-01-01

SARASOTA COUNTY



06/41/20 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 7657 Date Saved: 2/9/2016 4:17:13 PM

Path: M:\Departments\GIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-01-01\PKCT\_ZoningSV-16-01-01.mxd



NOT TO SCALE

© Copyright 2016 Port Charlotte, FL by Charlotte County



# SV-16-01-01 - Proposed Changes



## MEMORANDUM

**Date:** March 24, 2016

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

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

**Subject:** SV-16-01-01, Street Vacation, Tarpon Court  
**Applicant:** Peter and Ebba Patrick

---

Peter and Ebba Patrick are requesting to vacate all of Tarpon Court, a total of 0.23 acres, more or less, part of Forrest William Blake Estates Subdivision, as recorded in Plat Book 2, Page 38, of the Public Records of Charlotte County, Florida. The targeted right-of-way is located south of Lemon Bay Road, north of Virginia Avenue, east of Riverside Drive, and west of New Point Comfort Road, in Section 6, Township 41, Range 20, in Commission District III.

The subject right-of-way lies within the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Low Density Residential. The underlying Zoning District is Residential Single-family 3.5 (RSF-3.5). It lies within Flood Zones 12AE, 13AE, and X, and within Storm Surge Evacuation Zone A.

The applicants own the property abutting the south and east sides of Tarpon Court. They have obtained a letter of no objection from the owner who abuts the north side of Tarpon Court. This is an undeveloped right-of-way that does not provide direct access to any other streets. Both parties have driveways to their respective properties off New Point Comfort Road, and they do not use Tarpon Court for access. No other residents will be denied reasonable access to their property as a result of the requested vacation if it is approved.

### CHARLOTTE COUNTY COMMUNITY DEVELOPMENT

#### Zoning

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

## **Departmental Reviews**

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

**CCU** has reviewed the application and had the following comments:

The Utility has no objection to this vacation due to this area not being within the Utilities' certificated service area. This area belongs to the Englewood Water District.

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

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

Stormwater has no objection to this petition.

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

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

Jeffrey Sankbeil, the adjacent property owner, gave his consent. I do not see any issues with the vacation of Tarpon Court.

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

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

No residents will be denied reasonable access to their property if this street vacation is approved.

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

**Real Estate Services** has reviewed the application and had no comments.

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

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

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

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

A GIS aerial review has been conducted by staff. The right-of-way is partially developed with a minimal improved drive way and landscaping vegetation.

As this proposal moves forward, the Zoning/Environmental recommends the following conditions to be reviewed for compliance prior to any land clearing, development, or permit approvals.

Any tree removal or site clearing, including underbrush, must comply with Chapter 3-9-100.3 Tree Removal Requirements, of the County Code. If heritage trees are found to occur on site, the provisions of Chapter 3-9-100.3(e.) of the County Code must be followed.

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

### **RECOMMENDATION**

**Community Development** recommends approval of SV-16-01-01.



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

STREET VACATION APPLICATION

|                         |                         |
|-------------------------|-------------------------|
| Date Received: 2/4/16   | Date of Log-in: 2/4/16  |
| Petition #: SV-16-01-01 | CAP# VST-16-00001       |
| Receipt #: 200678       | Amount Paid: \$1,315.00 |

1. Name of street(s) to be vacated: Tarpon Court

2. Parties involved in the application

A. Name of Applicant\*: Peter L. Patrick & Ebba C. Patrick

Mailing Address: 1661 New Point Comfort Road

City: Englewood State: FL Zip Code: 34223

Phone Number: (941) 473-4119 Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

\* The applicant must own property fronting on the right-of-way to be vacated

B. Name of Agent: Sara Castro

Mailing Address: 99 Nesbit Street

City: Punta Gorda State: FL Zip Code: 33950

Phone Number: (941) 639-1158 Fax Number: (941) 639-0028

Email Address: scastr@farr.com

C. Name of Surveyor: Larry J. Sharp

Mailing Address: 485 Stewart Street

City: Englewood State: FL Zip Code: 34223

Phone Number: (941) 460-0036 Fax Number: (941) 460-0046

Email Address: sharpsurv@verizon.net

3. Applicant's Property ID #: 412006453002 & 412006453001

4. Total acreage of street to be vacated: 0.239

5. Commission District: 3

6. Purpose of request: To vacate Tarpon Court.

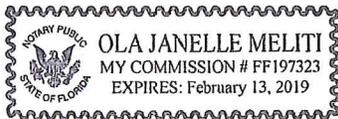
# AFFIDAVIT

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 Sarasota

The foregoing instrument was acknowledged before me this 25 day of January, 2014, by Peter L. Patrick who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

|  |  |
|--|--|
| <br>Notary Public Signature | <br>Signature of Applicant/Agent |
| <u>Ola Janelle Meliti</u><br>Notary Printed Signature  | Peter L. Patrick<br>Printed Signature of Applicant/Agent   |
|  | 1661 New Point Comfort Road  |
| Title  | Address  |
| <u># FF197323</u><br>Commission Code   | Englewood, FL 34223  |
|  | City, State, Zip   |
|  | (941) 473-4119   |
|  | 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 Sara Castro, Esq., and Roger Miller, III, Esq. to be my agent for this application.

STATE OF FL, COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25 day of January, 2014, by P. PETER PATRICK who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

Ola Janelle Meliti  
Notary Public Signature

Peter L. Patrick  
Signature of Applicant

Ola Janelle Meliti  
Notary Printed Signature

Peter L. Patrick  
Printed Signature of Applicant

1661 New Point Comfort Road

Title

Address

# FF197323

Englewood, FL 34223

Commission Code

City, State, Zip

(941) 473-4119

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 Sara Castro, Esq., Roger Miller, III, Esq. to be my agent for this application.

STATE OF FL, COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2016, by EBBA PATRICK who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

Ola Janelle Meliti | Ebba C. Patrick  
Notary Public Signature | Signature of Applicant

Ola Janelle Meliti | Ebba C. Patrick  
Notary Printed Signature | Printed Signature of Applicant

\_\_\_\_\_| 1661 New Point Comfort Road  
Title | Address

#FF197323 | Englewood, FL 34223  
Commission Code | City, State, Zip

\_\_\_\_\_| (941) 473-4119  
Telephone Number



**Notarized Consent of Adjacent Property Owner**

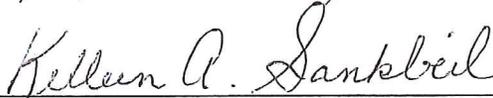
BEFORE ME, the undersigned authority personally appeared, JEFFREY L. SANKBEIL and KELLEEN A. SANKBEIL, who state as follows:

1. We, JEFFREY L. SANKBEIL and KELLEEN A. SANKBEIL are the record property owners of that certain real property with a street address of 1647 New Point Comfort Road, Englewood, Florida 34233, identified by Parcel Number 412006452006, which is adjacent to Tarpon Court.

2. We have reviewed the Street Vacation Application submitted by Peter L. Patrick and Ebba C. Patrick for vacation of Tarpon Court, and we hereby consent to vacation of the street known as Tarpon Court as stated therein.

FURTHER AFFIANT SAITH NAUGHT.

  
Jeffrey L. Sankbeil

  
Kelleen A. Sankbeil

STATE OF FL  
COUNTY OF Sarasota

Acknowledged, sworn to and subscribed before me this 25<sup>th</sup> day of January, 2016, by JEFFREY L. SANKBEIL and KELLEEN A. SANKBEIL, [ ] who are personally known to me, or [ ] who have produced \_\_\_\_\_ as identification.

  
Notary Public  
My Commission Expires:



- Curve number 1 (C240)**  
 Radius 6500'  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 327°29'27.4"
- Curve number 2 (C240)**  
 Radius 6500'  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 325°08'26.4"
- Curve number 3**  
 Radius 6500' (C240)  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 327°29'27.4"
- Curve number 4**  
 Radius 6500' (C240)  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 325°08'26.4"
- Curve number 5**  
 Radius 6500' (C240)  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 327°29'27.4"
- Curve number 6**  
 Radius 6500' (C240)  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 325°08'26.4"
- Curve number 7 (C240)**  
 Radius 6500' (C240)  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 327°29'27.4"
- Curve number 8 (C240)**  
 Radius 6500' (C240)  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 325°08'26.4"
- Curve number 9 (C240)**  
 Radius 6500' (C240)  
 Delta 157°42'37"  
 Tangents 187.21'  
 Chord 618.6'  
 Chord Brgs 327°29'27.4"

**ADDITIONAL NOTES**  
 BEARING BASED ON THE TRUE MERIDIAN OF NEW POINT COMFORT  
 BEING NORTH 79°14'10" WEST  
 FIVE = FOREST WILLIAM BLAKE ESTATES  
 NPS = NEW POINT COMFORT  
 PROPOSED VACATION SHOWN AS INTERIOR AREA

**DESCRIPTION FOR TARPON COURT**

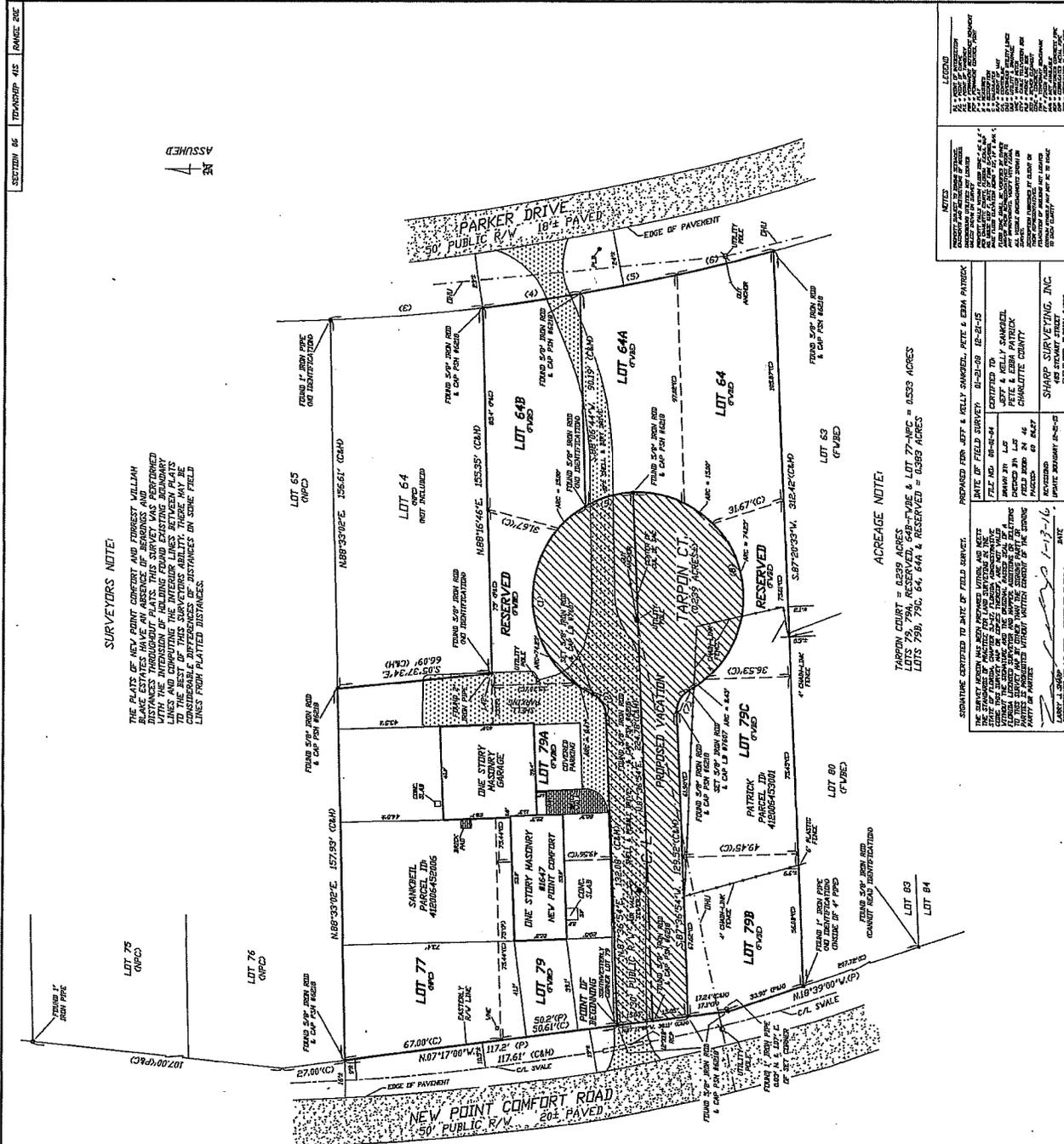
A PARCEL OF LAND LYING AND BEING IN SECTION 06, TOWNSHIP 44 SOUTH, RANGE 20E, TOWNSHIP 44S, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 79, FOREST WILLIAM BLAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE  
 TO A POINT OF CURVATURE, THENCE 157°42'37" ALONG AN ARC OF 6500 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 10 FEET, A CENTRAL ANGLE OF 62 DEGREES 07 MINUTES 54 SECONDS AND A CHORD DISTANCE OF 10.4 FEET TO A POINT OF TANGENCY, THENCE 187.21 FEET ALONG A STRAIGHT LINE TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45 FEET, A CENTRAL ANGLE OF 62 DEGREES 07 MINUTES 54 SECONDS AND A CHORD DISTANCE OF 10.4 FEET TO A POINT OF TANGENCY, THENCE 187.21 FEET ALONG A STRAIGHT LINE TO A POINT ON THE EASTERN BENT OF WAY LINE OF NEW POINT COMFORT ROAD, SAID BENT BEING 62 DEGREES 07 MINUTES 54 SECONDS WEST A DISTANCE OF 187.21 FEET TO A POINT ON THE EASTERN BENT OF WAY LINE OF NEW POINT COMFORT ROAD, SAID BENT BEING 62 DEGREES 07 MINUTES 54 SECONDS WEST A DISTANCE OF 187.21 FEET TO A POINT ON THE EASTERN BENT OF WAY LINE OF NEW POINT COMFORT ROAD, SAID BENT BEING 62 DEGREES 07 MINUTES 54 SECONDS WEST A DISTANCE OF 187.21 FEET TO THE POINT OF BEGINNING  
 SAID DESCRIBED PARCEL CONTAINING 0.239 ACRES, MORE OR LESS.

**BOUNDARY SURVEY OF**

LOT 77, NEW POINT COMFORT, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND LOTS 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**SURVEYORS NOTE:**  
 THE PLATS OF NEW POINT COMFORT AND FOREST WILLIAM BLAKE ESTATES HAVE AN ABSENCE OF BEARINGS AND DISTANCES. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.

**ACREAGE NOTE:**  
 TARPON COURT = 0.239 ACRES  
 LOTS 79, 79A, RESERVED = 648.74 SQ. FT. & RESERVED = 0.015 ACRES  
 LOTS 79B, 79C, 64A, 64B & RESERVED = 0.393 ACRES



- LEGEND**
- 1. LOT
  - 2. EASEMENT
  - 3. PROPOSED VACATION
  - 4. RESERVED
  - 5. PUBLIC ROAD
  - 6. PRIVATE ROAD
  - 7. CURVE
  - 8. TANGENT
  - 9. CHORD
  - 10. BENT
  - 11. POINT OF BEGINNING
  - 12. POINT OF TANGENCY
  - 13. POINT OF CURVATURE
  - 14. POINT OF INTERSECTION
  - 15. POINT OF SIGHT
  - 16. POINT OF MEASUREMENT
  - 17. POINT OF ADJUSTMENT
  - 18. POINT OF CORRECTION
  - 19. POINT OF ERROR
  - 20. POINT OF MISTAKE
  - 21. POINT OF OMISSION
  - 22. POINT OF COMMISSION
  - 23. POINT OF DEVIATION
  - 24. POINT OF DEFLECTION
  - 25. POINT OF REFLECTION
  - 26. POINT OF REFRACTION
  - 27. POINT OF REFLECTION
  - 28. POINT OF REFRACTION
  - 29. POINT OF REFLECTION
  - 30. POINT OF REFRACTION

**NOTES**  
 1. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 2. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 3. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 4. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 5. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 6. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 7. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 8. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 9. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 10. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 11. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 12. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 13. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 14. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 15. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 16. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 17. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 18. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 19. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 20. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 21. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 22. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 23. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 24. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 25. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 26. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 27. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 28. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 29. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.  
 30. THE BEARINGS AND DISTANCES WERE DETERMINED BY THE INTERSECTION OF HOLDING FOUND EXISTING BOUNDARY LINES AND COMPUTING THE INTERIOR ANGLES BETWEEN PLATS.

**PREPARED FOR:** JEFF & KELLY SANKREL, PETE & ERBA PATRICK  
**DATE OF FIELD SURVEY:** 11-21-15  
**FILE NO.:** 15-04-04  
**COUNTY:** CHARLOTTE COUNTY  
**PREPARED BY:** JEFF & KELLY SANKREL, PETE & ERBA PATRICK  
**FIELD BOOK NO.:** 46  
**DATE OF SURVEY:** 11-21-15  
**SCALE:** AS SHOWN  
**PROJECT:** TARPON COURT, NEW POINT COMFORT, FLORIDA  
**PROJECT NO.:** 15-04-04  
**PROJECT LOCATION:** NEW POINT COMFORT, FLORIDA  
**PROJECT OWNER:** JEFF & KELLY SANKREL, PETE & ERBA PATRICK  
**PROJECT ADDRESS:** 11-21-15  
**PROJECT PHONE:** 813-221-1111  
**PROJECT FAX:** 813-221-1111  
**PROJECT EMAIL:** jeff@sankrel.com, pete@sankrel.com, erba@erba.com, jeff@erba.com, pete@erba.com

**APPROVED:** JEFF & KELLY SANKREL, PETE & ERBA PATRICK  
 11-21-15

DESCRIPTION FOR TARPON COURT

A PARCEL OF LAND LYING AND BEING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 79, FORREST WILLIAM BLAKE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 36 MINUTES.54 SECONDS EAST A DISTANCE OF 132.08 FEET TO A POINT OF CURVATURE; THENCE 10.99 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 10 FEET, A CENTRAL ANGLE OF 62 DEGREES 57 MINUTES 48 SECONDS AND A CHORD DISTANCE OF 10.44 FEET TO A POINT OF REVERSE CURVE; THENCE 240.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45 FEET, A CENTRAL ANGLE OF 305 DEGREES 55 MINUTES 42 SECONDS AND A CHORD DISTANCE OF 40.91 FEET TO A POINT OF REVERSE CURVE ; THENCE 10.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 10 FEET, A CENTRAL ANGLE OF 62 DEGREES 57 MINUTES 54 SECONDS AND A CHORD DISTANCE OF 10.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87 DEGREES 36 MINUTES 54 SECONDS WEST A DISTANCE OF 129.52 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NEW POINT COMFORT ROAD; THENCE NORTH 7 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINING 0.239 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY LARRY J. SHARP, LS NO. 6218, DATED 1/12/2016

SHARP SURVEYING INC  
485 STEWART STREET  
ENGLEWOOD FL 34223

 1-13-16  
\_\_\_\_\_  
LARRY J. SHARP, LS NO. 6218                      DATE  
STATE OF FLORIDA









Charlotte County Government  
"To exceed expectations in the delivery of public services"  
www.charlottecountyfl.gov

**OFFICIAL RECEIPT**

Trans Number : 200678

Date Issued : 02/04/2016

Application No. : VST-16-00001

Project Name : N/A

Received From : L. Peter Patrick

Applicant : Peter & Ebba Patrick

DBA : Peter & Ebba Patrick

Address : 1661 New Point Comfort Rd  
Englewood, FL, 34223

**PAYMENT INFO**

| Method of Payment<br>Fee / Description | Ref Doc | Amount Paid       | Comment     |
|--|---------|-------------------|-------------|
| <b>Check</b>                           |         |                   |             |
| STREET_VAC STREET VACATION             | 6496    | \$1,315.00        |             |
|  |         | <b>\$1,315.00</b> | Total Check |

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

Change Due: \$0.00

Cashier ID : WELSHW

**APPLICATION INFO**

| Application #         | Invoice # | Invoice Amt       | Job Address |
|-----------------------|-----------|-------------------|-------------|
| VST-16-00001          | 246498    | \$1,315.00        |             |
| <b>Total Amount :</b> |           | <b>\$1,315.00</b> |             |

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

## Ellis, Steven

---

**From:** Alexander, Debbie  
**Sent:** Friday, February 12, 2016 12:04 PM  
**To:** Ouimet, Sherri; Grossman, Gary; Vattikuti, Venkat; Searfoss, Bill; Aiuto, Phil; Bliss, Karen; Ford, Steven; Carson, Robert; Ouimet, Jason; Amendola, Andy  
**Cc:** Payette, Paul; Walter, Bradford; Stefan, Patricia; Peruyera, Carlos; Ellis, Steven  
**Subject:** Street Vacation - SV-16-0-01 - Peter & Ebba Patrick (Tarpon Ct - forest Blake Estates Subd)

No comments.

### **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@CharlotteCountyFL.gov](mailto:www.Debbie.Alexander@CharlotteCountyFL.gov)

"To Exceed Expectations in the Delivery of  
Public Services"



February 10, 2016

Stan Irish  
Charlotte County Community Development  
Zoning  
18400 Murdock Circle  
Port Charlotte, FL 33948

**Re: Petition to vacate street Located:  
Tarpon Ct.**

Dear Stan

After review your request to Vacate the Street, it has been determined that Comcast Cable does not object to the request to vacate the Street in question.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 730-0600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Drackett'.

Bruce Drackett  
Project Manager

## Ellis, Steven

---

**From:** Irish, Stan  
**Sent:** Monday, February 08, 2016 12:28 PM  
**To:** Ellis, Steven  
**Subject:** FW: SV-16-01-01

Here you go

**From:** Lantz, Bryan L (BRYAN) [mailto:bryan.lantz@verizon.com]  
**Sent:** Monday, February 08, 2016 12:27 PM  
**To:** Irish, Stan  
**Subject:** RE: SV-16-01-01

Stan,

Verizon has no objection.

**Bryan Lantz Verizon Florida LLC**  
Rights of way & Municipal Affairs Mgr. - Network Field  
Ops  
[Tel:813-740-1231](tel:813-740-1231)  
[Verizon Global Network Service Delivery & Assurance](mailto:bryan.lantz@verizon.com)  
[bryan.lantz@verizon.com](mailto:bryan.lantz@verizon.com)



NETWORK & TECHNOLOGY  
SERVICE DELIVERY  
& ASSURANCE

---

**From:** Irish, Stan [mailto:Stan.Irish@charlottecountyfl.gov]  
**Sent:** Monday, February 08, 2016 9:55 AM  
**To:** Wolford, Alice J ([Alice.J.Wolford@fpl.com](mailto:Alice.J.Wolford@fpl.com)); [gonzalo rojas@cable.comcast.com](mailto:gonzalo_rojas@cable.comcast.com); 'theroz@englewoodwater.com'; Lantz, Bryan L (BRYAN)  
**Cc:** Ellis, Steven  
**Subject:** SV-16-01-01

SV-16-01-01—Applicant: Peter and Ebba Patrick

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 analyses to me as soon as possible (map graphics no later than March 24, 2016). 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  
Public Works  
Right of Way/Stormwater  
18400 Murdock Circle  
Port Charlotte, FL 33948-1074

**Ellis, Steven**

---

**From:** Aiuto, Phil  
**Sent:** Tuesday, February 09, 2016 9:29 AM  
**To:** Ellis, Steven  
**Subject:** SV-16-01-01

Steven,

**DRC-SV-16-01-01 Street Vacation**

Tarpon Ct.

*Stormwater* has no objection to this petition.

Should you have any questions or need additional information, please let me know.

Thanks,

**R. Phil Aiuto, P.E.**

Charlotte County

Stormwater Projects Engineer

Public Works - Engineering

Phone: 941-575-3650

[Phil.aiuto@charlottecountyfl.gov](mailto:Phil.aiuto@charlottecountyfl.gov)

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

**To: Steven Ellis**

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

**DATE: 02/05/16**

**RE: Addressing Comments**  
**April 11, 2016, P&Z / May 24, 2016, BCC**

**SV-16-01-01 – Tarpon Ct. - Peter & Ebba Patrick**

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



## MEMORANDUM

**To:** Steven Ellis, Planner II  
**From:** Ken Quillen, AICP, Planner III  
**Date:** February 5, 2016  
**Subject:** Review of proposed Street Vacation; file number: SV-16-01-01

---

Below are comments from the Current Planning and Zoning Division regarding the proposed street vacation of **Tarpon Court** located in the recorded plat of **Forrest William Blake Estates**, all located in Section 06, Township 41 South, Range 20 East.

Future Land Use Map: The lots adjacent to the proposed street vacation have a Future Land Use Map (FLUM) designation of Low Density Residential, which is intended to allow one to five dwelling units per acre.

Flood Zone: The existing street and surrounding lands have elevations ranging from 8' to 15' and are located in the 13AE, 12AE and "X" flood zones. Lands in this area are also located in the Storm Serge Evacuation Zone "A".

Zoning: The lots adjacent to the proposed street vacation have a zoning classification of Residential Single-family-3.5 (RSF-3.5). The surrounding land uses are single-family residences, which are consistent with this zoning classification.

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

cc: Shaun Cullinan, Zoning Official  
File, SV-16-01-01

**Ellis, Steven**

---

**From:** Hunter, Judy  
**Sent:** Wednesday, March 09, 2016 4:32 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-16-01-01, Tarpon

The Utility has no objection to this vacation due to this area not being within the Utilities certificated service area. This area belongs to the Englewood Water District.

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)

*"To Exceed Expectations in Delivery of Public Services"*

---

**From:** Ellis, Steven  
**Sent:** Friday, February 05, 2016 9:59 AM  
**To:** Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Derheimer, Suzanne; Gilbreath, Gina; MacDonald, John; Collins, Gerry; Alexander, Debbie; Irish, Stan; DUrso, Chris; Hunter, Judy; Nocheck, Elizabeth; Anspach, Dawn  
**Cc:** Cullinan, Shaun; Clim, Diane  
**Subject:** SV-16-01-01, Tarpon

Please review the attached files.

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)

## Ellis, Steven

---

**From:** Pederzolli, Gary  
**Sent:** Tuesday, February 16, 2016 2:37 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-16-01-01, Tarpon

Steven,  
Jeffrey Sankbell the adjacent property owner gave his consent. I do not see any issues with the vacation of Tarpon Court.

**From:** Ellis, Steven  
**Sent:** Friday, February 05, 2016 9:59 AM  
**To:** Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Derheimer, Suzanne <Suzanne.Derheimer@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Alexander, Debbie <Debbie.Alexander@charlottecountyfl.gov>; Irish, Stan <Stan.Irish@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>  
**Cc:** Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>  
**Subject:** SV-16-01-01, Tarpon

Please review the attached files.

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)



# Charlotte County Government

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

www.CharlotteCountyFL.com

## MEMORANDUM

**Date:** March 23, 2016  
**To:** Steven Ellis, Planner II  
**From:** Susie Derheimer, Environmental Specialist  
**Subject:** SV-16-01-01  
Tarpon Court Vacation  
Abutting property address 1655 New Point Comfort Rd.

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:

A GIS aerial review has been conducted by staff. The right-of-way is partially developed with a minimal improved drive way and landscaping vegetation.

As this proposal moves forward, the Environmental Review Section recommends the following conditions to be reviewed for compliance prior to any land clearing, development, or permit approvals.

1. Any tree removal or site clearing, including underbrush, must comply with **Chapter 3-9-100.3 Tree Removal Requirements**, of the County Code. If heritage trees are found to occur on site, the provisions of **Chapter 3-9-100.3(e.)** of the County Code must be followed.

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.

SD

P:\ANIMAL\Street\_Vacations\2016\SV-16-01-01(TarponCourtVacation).doc

### COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598