



COMMUNITY DEVELOPMENT DEPARTMENT PRELIMINARY PLAT APPLICATION

Date Received:	Log-in Date:
Petition #:	
Receipt #:	Amount Paid:

1. Name of proposed subdivision: Curry Preserve Commercial at Babcock Ranch

Previously known as

Charlotte County Sheriff's Office District 5 & Fire-EMS Station 9

2. Parties involved in the application:

A. Name of Applicant: Babcock Property Holding, L.L.C.

Mailing Address: 42850 Crescent Loop, Suite 200

City: Babcock Ranch

State: FL

Zip Code: 33982

Phone Number: (941) 235-6900

Fax Number:

Email Address: ewoods@kitsonpartners.com

B. Name of Agent: Kevin M. RisCassi w/ Johnson Engineering, Inc.

Mailing Address: 2122 Johnson Street

City: Fort Myers

State: FL

Zip Code: 33901

Phone Number: (239) 334-0046

Fax Number:

Email Address: kmr@johnsoneng.com

C.1 Owner of Record*: Babcock Property Holdings, L.L.C.

Mailing Address: 42850 Crescent Loop, Suite 200

City: Babcock Ranch

State: FL

Zip Code: 33982

Phone Number: (941) 235-6900

Fax Number:

Email Address: ewoods@kitsonpartners.com

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

C.2 Owner of Record*: Babcock Ranch Community Independent Special District

Mailing Address: 2300 Glades Road, Suite 410W

City: Boca Raton	State: FL	Zip Code: 33431
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Phone Number:	Fax Number:
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Email Address:

D. Name of Surveyor: Kevin M. RisCassi w/ Johnson Engineering, Inc.

Mailing Address: 2122 Johnson Street

City: Fort Myers	State: FL	Zip Code: 33901
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Phone Number: (239) 334-0046	Fax Number:
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Email Address: kmr@johnsoneng.com

E. Name of Engineer: Amy Wicks, P.E. w/ Kimley Horn & Associates

Mailing Address: 1412 Jackson Street, Suite 2

City: Fort Myers	State: FL	Zip Code: 33901
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Phone Number: (239) 271-2634	Fax Number:
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Email Address: amy.wicks@kimley-horn.com

F. Name of Attorney: Robert H. Berntsson, Esq.

Mailing Address: 3195 South Access Road

City: Englewood	State: FL	Zip Code: 34224
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Phone Number: (941) 627-1000	Fax Number: (941) 255-5483
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Email Address: rberntsson@bigwlaw.com

3. Property Location

Section: 31 & 32 Township: 42S Range: 26E

Property ID # 422631100001, 422632100001

Commission District: 1

4. Total acreage: 31.69 acres

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

☒ Yes ☐ No

If yes,

Hearing Held by:

Date:

Petition #:

☒ Board of County Commissioners

☒ Various

☒ Planning and Zoning Board

☒ Various

☐ Board of Zoning Appeals

☐ Other (Describe) _____

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

6. Has an administrative interpretation ever been applied for or received for the subject property?

☐ Yes ☒ No

If yes, Date: _____

Type: _____

PROVIDE A COPY OF THIS INTERPRETATION.

7. Has this property been platted before?

☒ Yes ☐ No

If yes, in what name? Tract E-35, Tract E-36 & Tract I-73, Babcock Ranch Community, Spine Road EE5 & GG5

Date recorded: 2022

Has the previous plat been vacated? ☐ Yes ☒ No

8. *Zoning designation(s): Babcock Overlay Zoning District

***Future Land Use Map designation(s):** _____

*if more than one, provide acreage of each

Number of lots allowed: _____ Number of lots proposed: 7 Tracts

Minimum lot size: _____ Minimum lot dimension: _____

Total density: _____

9. Type of proposed development:

☐ Single-family

☐ Mobile home

☐ Institutional

☐ Multi-family

☒ Commercial

☐ Industrial

☐ Mixed Use

10. Is any variance from the subdivision requirements anticipated or requested per the County Code?

_____ Yes X No

If yes, attach a description of the variance request.

11. Is this proposed plat part of a Development of Regional Impact (DRI)?

 X Yes _____ No

If yes, name the DRI: Babcock Ranch Community, Master & Increment 1 development of Regional Impact

12. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?

 X Yes _____ No

If yes, please specify: Zone "X"

13. What is the proposed minimum elevation of road crown and of the lots?

Road: 29.5 feet above sea level Lots: N/A feet above sea level

Existing elevation ranges from an average low of 24.5' to an average high of 27.5' feet above sea level.

Elevations based on: ☐ NGVD – 1929 X NGVD – 1988

14. What type of potable water and sanitary sewer facilities will service this plat?

_____ Wells _____ Septic Tanks

 X Central Water X Central Sewer

Attach:

- Utility letters proving service is available,

or

- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision

15. Is development of utility infrastructure proposed prior to final plat?

 X Yes _____ No

16. Rights-of-way for this proposed subdivision are intended to be:

 X dedicated _____ private _____ existing dedicated roads
to the BRCISD

17. Is any excavation activity proposed as part of this subdivision? ☒ Yes ☐ No

If yes, indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.):

lake for drainage

18. Is the subdivision to be developed prior to the filing of the final plat? ☒ Yes ☐ No

If no, bonding of the infrastructure is required in a form that is acceptable to the County Board of County Commissioners under the conditions of the Charlotte County Subdivision Regulations.

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.

ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

19. Will the subdivision be constructed in phases? ☐ Yes ☒ No

If yes, please specify:

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF _____, COUNTY OF _____

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

_____ Notary Public Signature	_____ Signature of Applicant/Agent
_____ Notary Printed Signature	_____ Printed Signature of Applicant/Agent
_____ Title	_____ Address
_____ Commission Code	_____ City, State, Zip
	_____ Telephone Number

PROPERTY OWNER AUTHORIZATION TO APPLICANT

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

I give authorization for _____ to be the applicant for this Preliminary Plat.

STATE OF _____, COUNTY OF _____

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

_____ Notary Public Signature	_____ Signature of Owner
_____ Notary Printed Signature	_____ Printed Signature of Owner
_____ Title	_____ Address
_____ Commission Code	_____ City, State, Zip
	_____ Telephone Number

APPLICANT AUTHORIZATION TO AGENT

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

I give authorization for _____ to be my agent for this application.

STATE OF _____, COUNTY OF _____

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

_____ Notary Public Signature	_____ Signature of Applicant
_____ Notary Printed Signature	_____ Printed Signature of Applicant
_____ Title	_____ Address
_____ Commission Code	_____ City, State, Zip
	_____ Telephone Number