



A3-Sept 14th
BCC - Oct. 13th

**COMMUNITY DEVELOPMENT DEPARTMENT
PRELIMINARY PLAT APPLICATION**

Date Received: 7/10/20	Log-in Date: 7/17/20
Petition #: PP-20-07-13	PPX 20-00013
Receipt #:	Amount Paid:

1. Name of proposed subdivision: Babcock Ranch Community, Phase 1B3

2. Parties involved in the application:

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

Mailing Address: 42850 Crescent Loop Ste. 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, Johnson Engineering, Inc.

Mailing Address: 2122 Johnson Street

City: Fort Myers	State: FL	Zip Code: 33901
Phone Number: (239) 334-0046		Fax Number: (239) 334-3661
Email Address: kriscassi@johnsoneng.com		

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

Mailing Address: 42850 Crescent Loop Ste. 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.

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

Mailing Address: 2122 Johnson Street

City: Fort Myers State: FL Zip Code: 33901

Phone Number: (239) 334-0046 Fax Number: (239) 334-3661

Email Address: kriscassi@johnsoneng.com

E. Name of Engineer: Amy Wicks, Kimley & Associates, Inc.

Mailing Address: 1412 Jackson Street, Suite 2

City: Fort Myers State: FL Zip Code: 33901

Phone Number: (239) 271-2634 Fax Number:

Email Address: amy.wicks@kimley-horn.com

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

Mailing Address: 18401 Murdock Circle, Suite C

City: Port Charlotte State: FL Zip Code: 33948

Phone Number: (941) 627-1000 Fax Number: (941) 255-5483

Email Address: rberntsson@bigwlaw.com

3. Property Location

Section: 31 & 32 Township 42S Range 26E

Property ID # 422632216004, 422632217001, 422632218002

Commission District: 1

4. Total acreage: 10.32

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

☐ Planning and Zoning Board

☐ Board of Zoning Appeals

☐ Other (Describe) _____

Various

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

Multiple hearings related to the Babcock Ranch Community.

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? Babcock Ranch Community, Phase 1B2, Tract I-28, Tract E-9 and Tract R-12

Date recorded: 11/30/2017

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 3 Tracts & 38 Lots

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 ☒ No

If yes, attach a description of the variance request.

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

☒ 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: "A" no elevation determined, "D" no hazard determined, and "X"

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

Road: 29.5 feet above sea level

Lots: NA feet above sea level

Exiting 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 ☒ 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?

 Yes X 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? X Yes No

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

drainage

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

19. 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.

20. Will the subdivision be constructed in phases? _____ Yes X 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 Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Erica S. Woods, VP of Babcock Property Holdings, L.L.C. who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

<div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;">Kathleen Ellen Valentine</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;">Kathleen Ellen Valentine</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <div style="display: flex; align-items: center;"> <div style="font-size: 0.8em; margin-right: 5px;">T</div> <div style="text-align: center;">  <div style="font-size: 0.7em;"> KATHLEEN ELLEN VALENTINE MY COMMISSION # GG 026257 EXPIRES: September 28, 2020 Bonded Thru Notary Public Underwriters </div> </div> </div> </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>	<div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;">Erica S Woods</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-bottom: 5px;">Erica S. Woods, VP of Babcock Property Holdings, L.L.C.</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-bottom: 5px;">42850 Crescent Loop Ste. 200</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-bottom: 5px;">Babcock Ranch, FL 33982</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-bottom: 5px;">(941) 235-6900</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>

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 Johnson Engineering to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

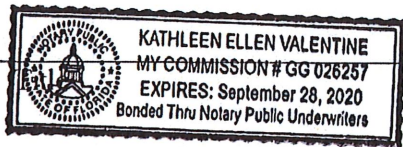
The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Erica S. Woods, VP of Babcock Property Holdings, L.L.C. who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Kathleen Ellen Valentine

Notary Public Signature

Kathleen Ellen Valentine

Notary Printed Signature



Commission Code

Erica S Woods

Signature of Applicant

Erica S. Woods, VP of Babcock Holdings, L.L.C

Printed Signature of Applicant

42850 Crescent Loop Ste. 200

Address

Babcock Ranch, FL 33982

City, State, Zip

(941) 235-6900

Telephone Number