

**CITY OF NORTH PORT
DEVELOPMENT ORDER**

PSP-02-81

FILE NO. : PSP-02-81
Villas at Charleston Park

Application Type: Preliminary Subdivision Plan Review

City Commission Approval

X

Department: Planning and Zoning Department

DRC Approval

Prepared By: Samuel K. Jones, Director

Zoning Board of Appeals Approval

Date Prepared: June 17, 2003

Other:

Legal Description: Apportion of the 52nd Addition, located south of and adjacent to Spring Haven Drive and east of and adjacent to Pan American Boulevard, ±50.17 acres.

APPLICANT: Peter E. Shipps representing Charleston Park Development Corporation.

CONDITIONS OF APPROVAL:


1. A copy of the approved Southwest Florida Water Management District (SWFWMD) Permit shall be submitted prior to the approval of any Building permits.
2. A Utilities Developer's Agreement shall be executed with the Utilities Department prior to issuance of any Building Permits.
3. The applicant shall submit a copy of title assurance prior to the issuance of any Building Permits.
4. With the exception of model homes, which may be constructed following approval of the Utilities Department, no Building Permits shall be issued prior to receipt of the recorded Final Plat.
5. The project engineer shall supply a copy of the final Subdivision Plan and Plat in AutoCAD 14 or higher format prior to the issuance of any Building Permits.
6. The applicant shall work with the city and school board to execute an agreement to construct a 2-lane section of Spring Haven Drive including sidewalks and bike path (or bike lanes) from Pan American Boulevard to Price Boulevard prior to the construction of Phase 2. Based on the transportation analysis, 50% of the applicant's impact fees may be dedicated to the construction of Spring Haven Drive. The portion of Spring Haven Drive from the easterly property line at Pan American Boulevard to the westerly property line just east of the drainage right-of-way west of the former Ryecroft Street, is a site related improvement.
7. An Escrow Agreement shall be in place prior to the final approval of the plat.

APPROVED BY:

Initial

Date

**Samuel K. Jones,
AICP, Director:**

 7/17/03

Cc: file, Applicant, Plans Examiner, Zoning Inspector

FILE NO.: PSP-02-81

APPLICANT: Peter Shipps, Villas at Charleston Park

CONDITIONS OF APPROVAL *(continued)*:

8. Laurel Oak and magnolia trees are approved on the tree list for this project only and shall not be applied citywide.
9. This project shall not adversely affect the existing drainage systems in the Jockey Club.
10. On-street parking shall be prohibited as noted on the final plat.
11. The water main on Whispering Pine Lane will be looped with Spring Haven Drive.
12. Hydraulic calculations and a lift station site plan will be submitted and approved by the Utilities Department prior to the final approval of the plat.
13. The Applicant must submit a copy of the Gopher Tortoise Incidental Take permit to the Planning and Zoning Department prior to conducting any earth moving activities.

Done
12/2/03
mm