

**CITY OF NORTH PORT
DEVELOPMENT ORDER**

FILE NO. : FSP-02-82
Villas at Charleston Park

Application Type: Final Subdivision Plan and Plat,
Phase 1

City Commission Approval

X

Department: Planning and Zoning Department

DRC Approval

Prepared By: Samuel K. Jones, Director

Zoning Board of Appeals Approval

Date Prepared: July 14, 2003

Other:

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

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

CONDITIONS OF APPROVAL:

1. The applicant, prior to the final recording of the plat, will execute and provide a copy of the Utilities Agreement and the Escrow Agreement to be kept on file in the Planning and Zoning Department.
2. The developer shall complete an agreement concerning the construction of Spring Haven Drive pursuant to Chapter 136.71. The developer's contribution shall include dedication of transportation impact fees toward the accomplishment of the construction of the road. The Utilities Department shall be included in the crafting of the agreement to insure coordination of the construction of utilities concurrent with the construction of the road. The construction of the road shall commence during FY 05-06.

*Sent Auto Cad Disks to Engineering
Wayne Whitley/GIS on 8/4/04*

Cc: Applicant; Perry Mason, Chief Plans Examiner; Steve Platt, Zoning Inspector; Walter Blackmer, Zoning Plans Inspector

APPROVED BY:

Initial

Date

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

[Signature] 7/17/03