

**Application No.**  
**PP-07-02-04**  
**(Preliminary Plat**  
**Extension Request)**

**Applicant**  
**PG Holdings, LLC /**  
**Burnt Store 80 Acres**

**Quasi-Judicial**

**Commission Dist. II**



## MEMORANDUM

**Date:** April 8, 2014

**To:** PLANNING AND ZONING BOARD

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

**Subject:** PP-07-02-04, Burnt Store 80 Acres  
Two-year Extension Request

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PG Holdings, LLC is requesting a two-year extension to the Preliminary Plat approval for Burnt Store 80 Acres. The applicant was granted Preliminary Plat approval by the Board of County Commissioners on May 15, 2007, with four (4) conditions. A one-year extension was granted by the Planning and Zoning Board on July 13, 2009, a two-year extension was granted on August 9, 2010, and another two-year extension was granted on July 9, 2012.

The subdivision, consisting of one hundred eight (108) single-family lots (a Planned Development) on 80.15 acres, more or less, is in Sections 29 and 32, Township 42, Range 23, located east of Burnt Store Road (off Harbor Side Boulevard), southeast of Harborside Woods Subdivision, and south of Punta Gorda Isles Section 16 subdivision in Commission District II.

Charlotte County Code Section 3-7-33, Limit of Approval, states, "*The Preliminary Plat approval shall be voided if construction work is not substantially completed, as determined by the county engineer, within two (2) years after approval of preliminary plat, unless an extension is requested from and granted by the Planning and Zoning Board. 'Substantially complete' means the commencement and diligent prosecution of construction and installation of required improvements to completion. If construction activity and development ceases for a period of two (2) years, the approval is void and the applicant must file for a new approval and pay the current fee.*"

Due to the economic times, the applicant needs additional time to complete the project.

Staff recommends approval of the two-year extension.

**CHARLOTTE COUNTY COMMUNITY DEVELOPMENT**  
**Zoning**

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



Community Development

# CHARLOTTE COUNTY

## Location Map for PP-07-02-04



### 32/42/23 East 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 imensions, please refer to recorded plats and related documents. Created By: Land Information--ACarlisle I-5586 Date Saved: 4/9/2014 11:38:00 AM © Copyright 2014 Port Charlotte, FL by Charlotte County Path: M:\Departments\GIS\Projects\Petition\_Maps\Comp\_Planning\Prior to 2010\PreliminaryPlats\PP-07-02-04\UpdatedMapPacket04092014\PKCT\_Location\_Rev\_PP070204.mxd



NOT TO SCALE



Community Development

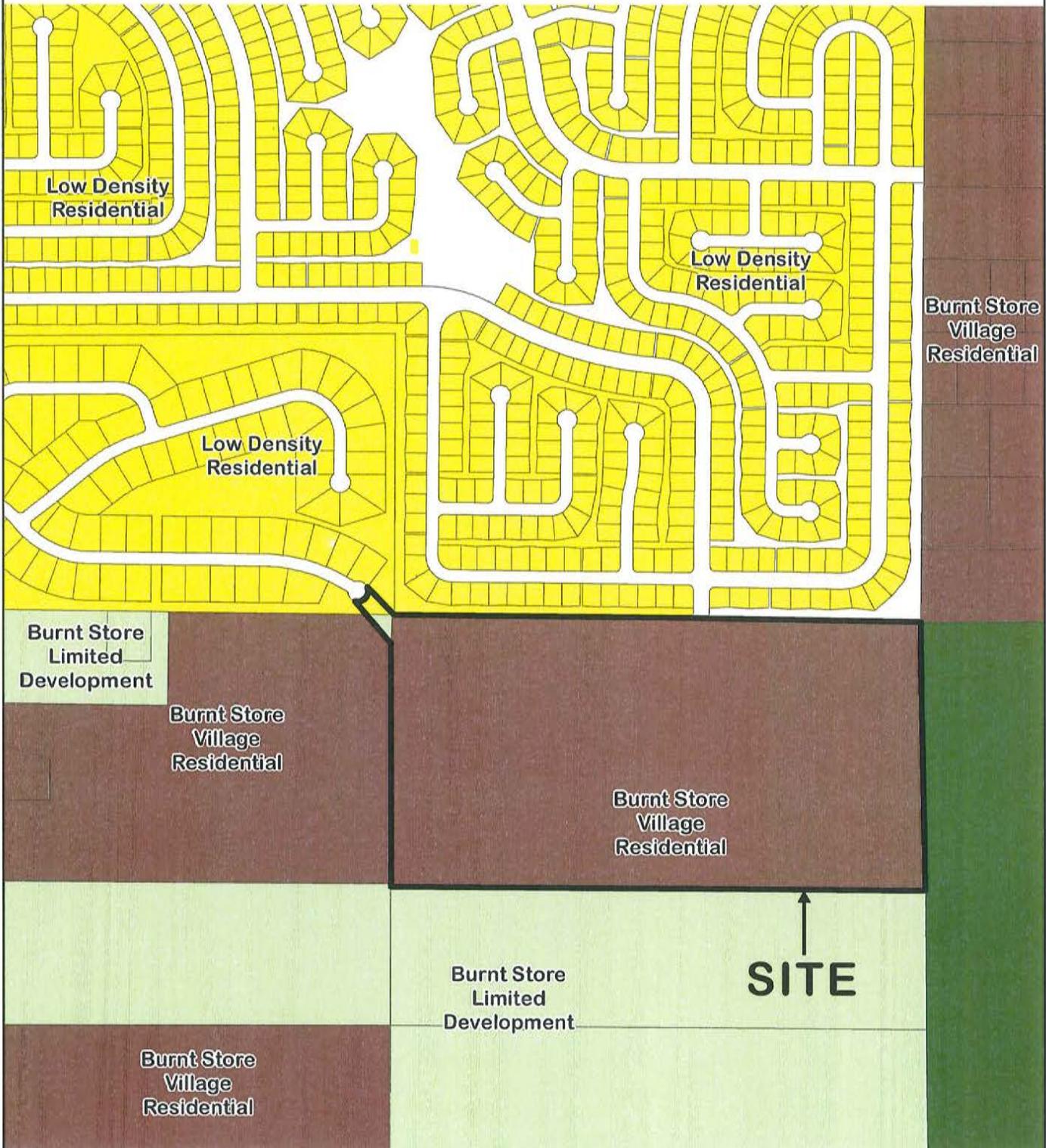
# CHARLOTTE COUNTY

## Flum Map for SV-12-07-04

Charlotte County Government

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### 32/42/23 East County

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NOT TO SCALE



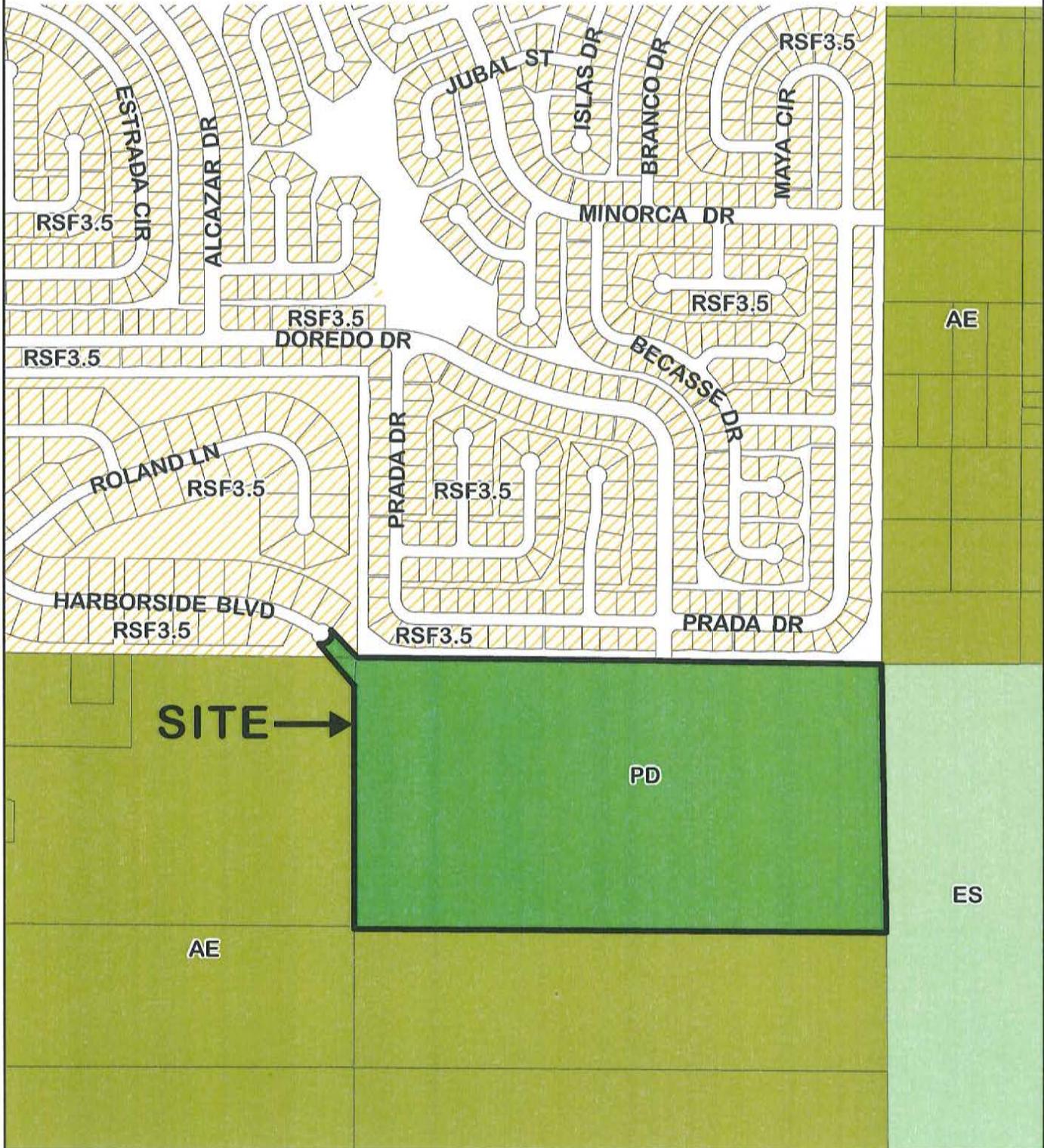
Community Development

# CHARLOTTE COUNTY Zoning Map for SV-13-09-03

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### 32/42/23 East County

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Created By: Land Information--A Carlisle 1-5586 Date Saved: 4/9/2014 11:34:18 AM © Copyright 2014 Port Charlotte, FL by Charlotte County

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NOT TO SCALE

**CHARLOTTE COUNTY**  
**Preliminary/Final Plat Application Form**  
**(Must have Preliminary DRC approval before submitting)**

Date Received		
Preliminary:	Final:	Petition #:
		<u>PP-07-02-04</u>
Receipt #:	<u>139894 CAP # PAX-14-00003</u>	Amount Paid:

**Please provide the following with your application:**

- Letter of intent
- Thirty-five (35) sets of proposed plans for your subdivision
- Filing Fee: \$1771.00
- 35 copies proposed plans on 11" x 17" paper
- Disk in PDF format of Proposed Plat, and all graphics submitted with application
- Copy of Preliminary DRC approval letter
- Disk in .DWG AutoCad format or .DXF universal cad format

1. Name of proposed subdivision: Burnt Store 80 Acres
  
2. Name of applicant\*: PG Holdings, LLC Phone: (954) 921-4321  
 Address: 2870 Stirling Rd., Suite 2A City: Hollywood ST: FL Zip: 33020
  
3. Name of local agent: Banks Engineering Phone: (941) 625-1165  
 Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269
  
4. Owner(s) of record\*: PG Holdings, LLC Phone: (954) 921-4321  
 Address: 2870 Stirling Rd., Suite 2A City: Hollywood ST: FL Zip: 33020
  
5. Land surveyor: Banks Engineering Phone: (941) 625-1165  
 Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269
  
6. Engineer: Banks Engineering Phone: (941) 625-1165  
 Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269
  
7. Attorney: N/A Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

\* Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall in this application disclose the name and address of every person having a beneficial interest in the real property however small and attach list to this application.

8. Property Location: Section 29/32 Township: 42 Range: 23

Legal Description of Property: (do not put see attached) \_\_\_\_\_

See attached Legal Description.

Property ID # (**required**) 0072806-000000-5, 0082671-001095-0, 0072809-000700-5

9. Has an administrative interpretation of the Comprehensive Plan ever been applied for or received for subject property or proposed development? (e.g., Vested Rights, Future Land Use Map Boundary Clarification, Representations Previously Made, Deed Restrictions, Sales Maps, or Master Plan Maps, or Master Plan Maps Registered with the State Division of Land Sales). If so, PLEASE PROVIDE A COPY OF THIS INTERPRETATION.

Date: N/A

Type: \_\_\_\_\_

Has this property been the subject of a public hearing within the last six (6) months?

Yes  No If yes, in whose name: Home Dynamics Corp.

Petition number: DRC-PD-06-09pp, Z-06-08-54

Hearing Held by:

Date:

Board of County Commissioners (Z-06-08-54) 11/21/06

Planning and Zoning Board 10/9/06

Development Review Committee (DRC-PD-06-09pp) 8/10/06

**(attach all Department comments and decision letters)**

**PLEASE ATTACH COPY OF MINUTES OR NOTICE OF DECISION**

10. Has this property been platted before?

Yes  No If yes, in what name: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

Has the previous plat been vacated?  Yes  No





26. Is any excavation in any form proposed? Yes \_\_\_\_\_ No X

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

\_\_\_\_\_

27. Will the resultant water be fresh, brackish, or salt? N/A

If fresh, has applicant provided for control of aquatic weeds? Explain: \_\_\_\_\_

\_\_\_\_\_

28. Is the proposed subdivision to be developed in phases or is it all to be developed initially?

Developed in phases

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

If no, is it the desire of the applicant to post a bond acceptable to the Board of County Commissioners under conditions of the Charlotte County Subdivision Regulations?

Yes

## AFFADAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner, attorney-in-fact, agent or lessee of the property described and which is the subject matter attached of the proposed hearing, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge and before a hearing can be held, and that I am authorized to sign this application by the owner, or owners.

Todd R. Rebol  
Print Applicant or Authorized Agent Name

[Signature]  
Signature of Applicant or Authorized Agent

Sworn and subscribed before me this 3rd  
day of June, 20 09.

My commission expires: \_\_\_\_\_

[Signature]  
Heather L. Polito  
Notary Public



LETTER OF AUTHORIZATION

The undersigned hereby acknowledges himself/herself to be the owner of otherwise unified control of the real property described below and further authorizes Banks Engineering to act as agent in obtaining information and permits for this real property.

PG Holdings, LLC

By: [Signature]
Signature

ISADORE COHEN
Print Name

Managing Member
Title

Property Description: 0072806-000000-5, 0082671-001095-0, 0072809-000700-5
17050 Burnt Store Rd., Punta Gorda, FL 33955

ATTEST/NOTARY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me this July 13, 2006 by ISADORE COHEN of PG HOLDINGS, LLC, a FLORIDA corporation, on behalf of the corporation.

He/she is personally known to me or has produced [circled] as identification.
(type of identification)



[Signature]
(Signature of person taking acknowledgment)

DIANNE VOLOSIN-NOVELLO
(Name typed, printed or stamped)



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**OFFICIAL RECEIPT**

Trans Number : **139894**

Date Issued. : 04/08/2014

Application No. : PPX-14-00003

Project Name : N/A

Received From : PG Holdings, LLC

Applicant : PG Holdings LLC

DBA : PG Holdings, LLC

Address : 2450 Hollywood Blvd  
Suite 602  
Hollywood, FL, 33020

**PAYMENT INFO**

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
<b>Check</b>			
PRE_PLAT_EXT Preliminary Plat Extension	00001051	\$370.00	
		<b>\$370.00</b>	Total Check

Total Receipt Amount: **\$370.00**

Change Due: \$0.00

Cashier ID : SANTIMAUROD

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Job Address
PPX-14-00003	162855	\$370.00	

**Total Amount : \$370.00**

**Community Development Department**

18400 Murdock Circle | Port Charlotte, FL 33948

P.G. Holdings, LLC  
C/O: Feit Management Company  
2450 Hollywood Blvd. Ste. 602  
Hollywood, Florida 33020

Wachovia  
Private Banking  
350 E. Las Olas Blvd., Ste.  
1800

00001051

4/3/2014

PAY CCBOCC

\$ \*\*370.00

Three Hundred Seventy and 00/100\*\*\*\*\*

DOLLARS

TO THE ORDER OF  
CCBOCC  
18400 Murdock Circle  
Port Charlotte, FL 33948-1068  
ATTN: Steven Ellis

RE: PP-07-02-04, Burnt Store 80 Acres

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈0000 105 1⑈ ⑆06 7006 43 2⑆ 20000 236 26 46 9⑈

P.G. Holdings, LLC

00001051

Date	Type	Reference	Original Amt.	Balance Due	4/3/2014 Discount	Payment
4/3/2014	Bill		370.00	370.00		370.00
				Check Amount		370.00

Preliminary Plat extension

Wells Fargo

370.00