

**Application No.**  
**SV-16-04-03**  
**(Street Vacation)**

**Applicant**  
**Gary Calderaro /**  
**Unnamed Right-of-Way**

**Legislative**

**Commission Dist. III**



## MEMORANDUM

**Date:** June 23, 2016

**To:** Charlotte County Board of County Commissioners,  
Planning and Zoning Board

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

**Subject:** SV-16-04-03, Street Vacation, Unnamed Right-of-Way  
**Applicant:** Gary Calderaro

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Gary Calderaro is requesting to vacate an unnamed platted right-of-way abutting his property in Cape Haze, a total of 0.16 acres, more or less, part of Cape Haze Subdivision, as recorded in Plat Book 2, Page 93, of the Public Records of Charlotte County, Florida. The targeted segment is located south and west of Spaniards Drive, north of Spyglass Alley, and east of Green Dolphin Drive, in Section 03, Township 42, Range 20, in Commission District III.

The subject right-of-way lies within the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Low Density Residential. The underlying Zoning District is Residential Single-family 3.5 (RSF-3.5). It lies within Flood Zone 13AE, and within Storm Surge Evacuation Zone A.

The plat for the subject subdivision was approved in 1954. The first page of the plat contained a long list of restrictions pertaining to the use of the lots, all of which were set to become "inoperative" after fifty years. Therefore, the effects of those restrictions expired in 2004. The streets within the plat were dedicated to the public.

The applicant owns the property abutting the south side of the subject right-of-way, which was platted but never built. The north side is abutted by a common area of the plat under the control of the Cape Haze Corporation. If approved, this street vacation will divide the targeted right-of-way between these two parties at the midline, per state statute. The applicant's stated intention is to use the land gained from the street vacation to beautify the grass triangle just south of where Spaniards Road and Green Dolphin Drive intersect. No residents will be denied reasonable access to their property as a result of this street vacation.

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

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

All affected utility providers were contacted. None of them voiced any objections.

### **Departmental Reviews**

**Addressing** has reviewed the application and had no comments.

**CCU** has reviewed the application and had the following comment:

Approved.

**CenturyLink** has reviewed the application and had no objections.

Their cables are located within the right-of-way for Green Dolphin Drive.

**Comprehensive Planning** has reviewed the application and had no comments.

**Engineering** has reviewed the application and the County Surveyor had the following comment:

I have no objection to the vacation, just need to remind Mr. Calderaro he only gets half of the vacated street.

**Environmental Health** has reviewed the application and had no comments.

**GIS** has reviewed the application and had the following comment:

I corrected the lot dimensions for Lot 11 in the GIS Layers. I do not see any issues with the street vacation.

**LIS** has reviewed the application and had no comments.

**Land Development** has reviewed the application and had the following comments:

No residents will be denied reasonable access to their property as a result of this street vacation. Restrictions on the plat expired in 2004.

**Property Appraiser's Office** has reviewed the application and had no comments.

**Real Estate Services** has reviewed the application and had the following comments:

Per the plat, easements appear to be under the control of Cape Haze Corporation. No objections to the proposed vacation of the unnamed platted right-of-way.

**Transportation** has reviewed the application and had no comments.

**Zoning/Current Planning** has reviewed the application and had the following comment:

Zoning/Current Planning has no objections to the proposed street vacation and recommends approval of the requested street vacation as described in the application.

**Zoning/Environmental** has reviewed the application and had the following comments:

A GIS aerial review has been conducted by staff. The right-of-way has been previously cleared and improved. A cluster of sabal palms and large ficus sp. tree remain.

As this proposal moves forward, the Zoning/Environmental recommends the following conditions to be reviewed for compliance prior to any land clearing, development, or permit approvals.

Any tree removal must comply with Chapter 3-9-100.3 Tree Removal Requirements, of the County Code.

If any new development is proposed a site visit will be conducted by county staff and, if applicable, any FWCC and FWS review and/ or permits must be provided prior to land clearing/development activities.

The applicant is advised that the Zoning/Environmental site review is cursory; additional wildlife or environmental reviews may be required by state and federal agencies.

### **RECOMMENDATION**

**Community Development** recommends approval of SV-16-04-03.



Community Development

# CHARLOTTE COUNTY

## Location Map for SV-16-04-03

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.gov



### 03/42/20 West 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 dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7848 Date Saved: 4/19/2016 4:41:02 PM

Path: M:\Departments\GIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-04-03\PCKT\_LocationSV-16-04-03.mxd



NOT TO SCALE

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SV-16-04-03 - 2014 Aerial View



Community Development

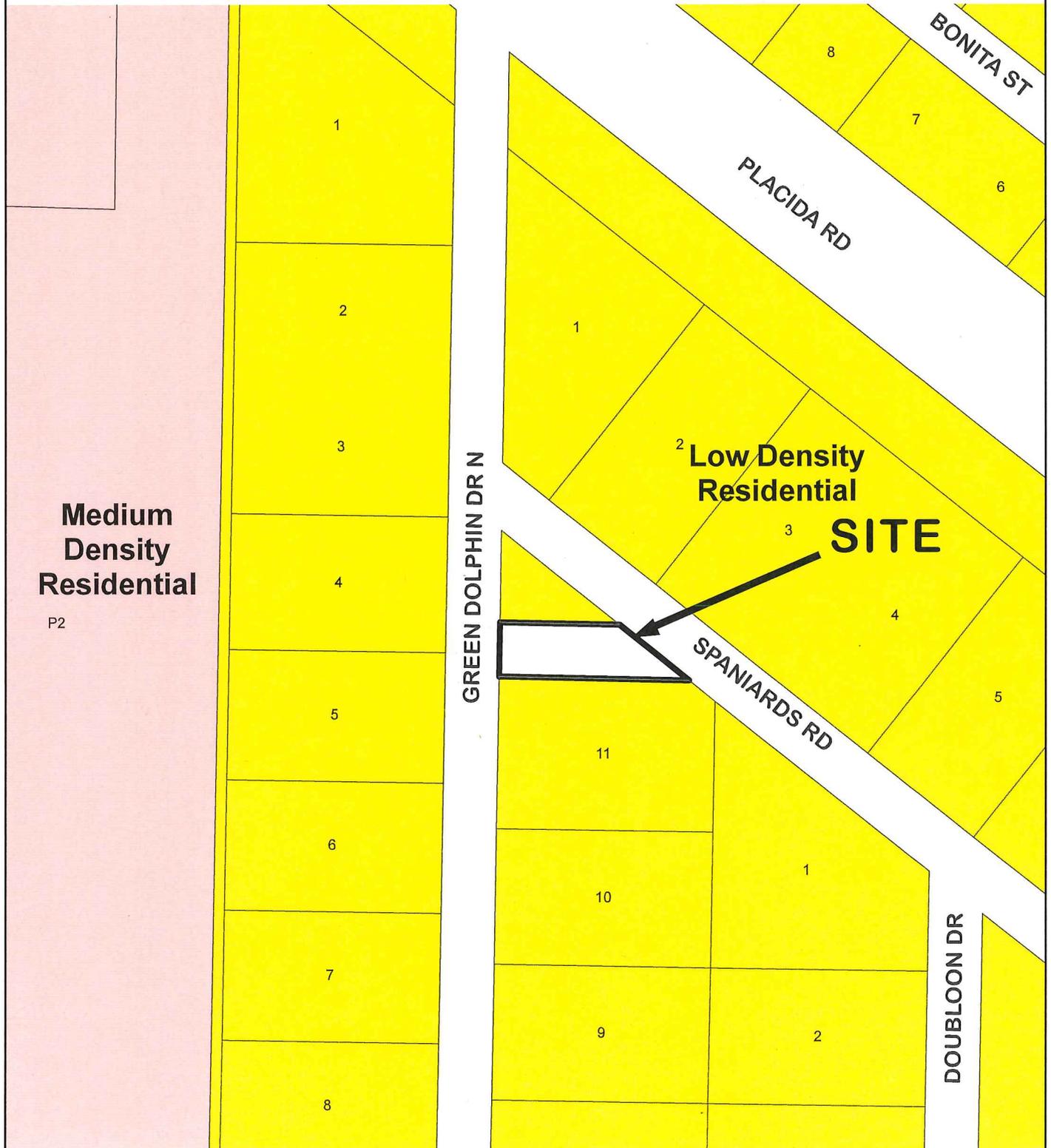
# CHARLOTTE COUNTY

## Future Land Use Map for SV-16-04-03

Charlotte County Government

"To exceed expectations in the delivery of public services."

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### 03/42/20 West County

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Path: M:\Departments\LLS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-04-03\PCKT\_FlumSV-16-04-03.mxd



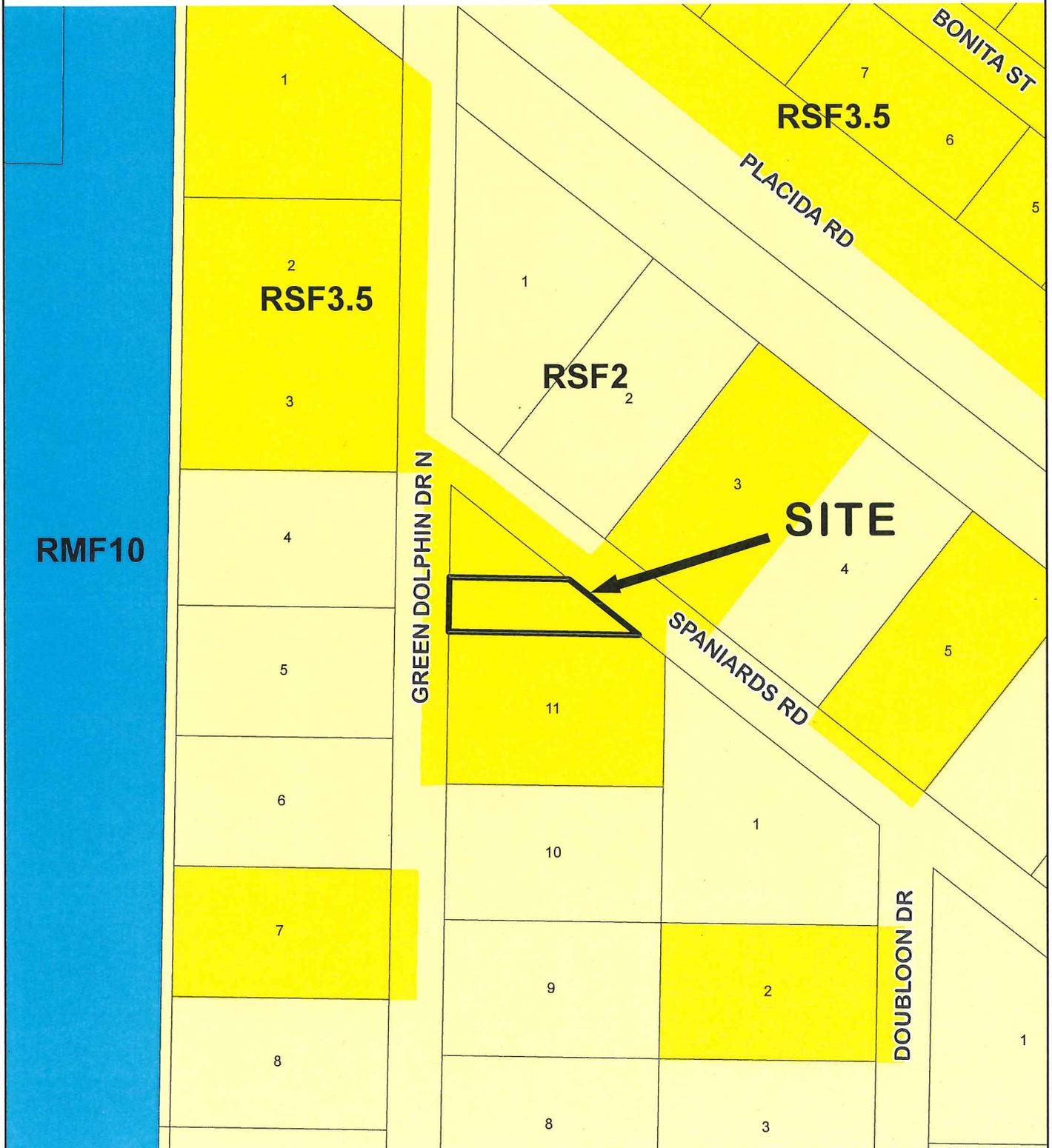
NOT TO SCALE

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# CHARLOTTE COUNTY

## Zoning Map for SV-16-04-03

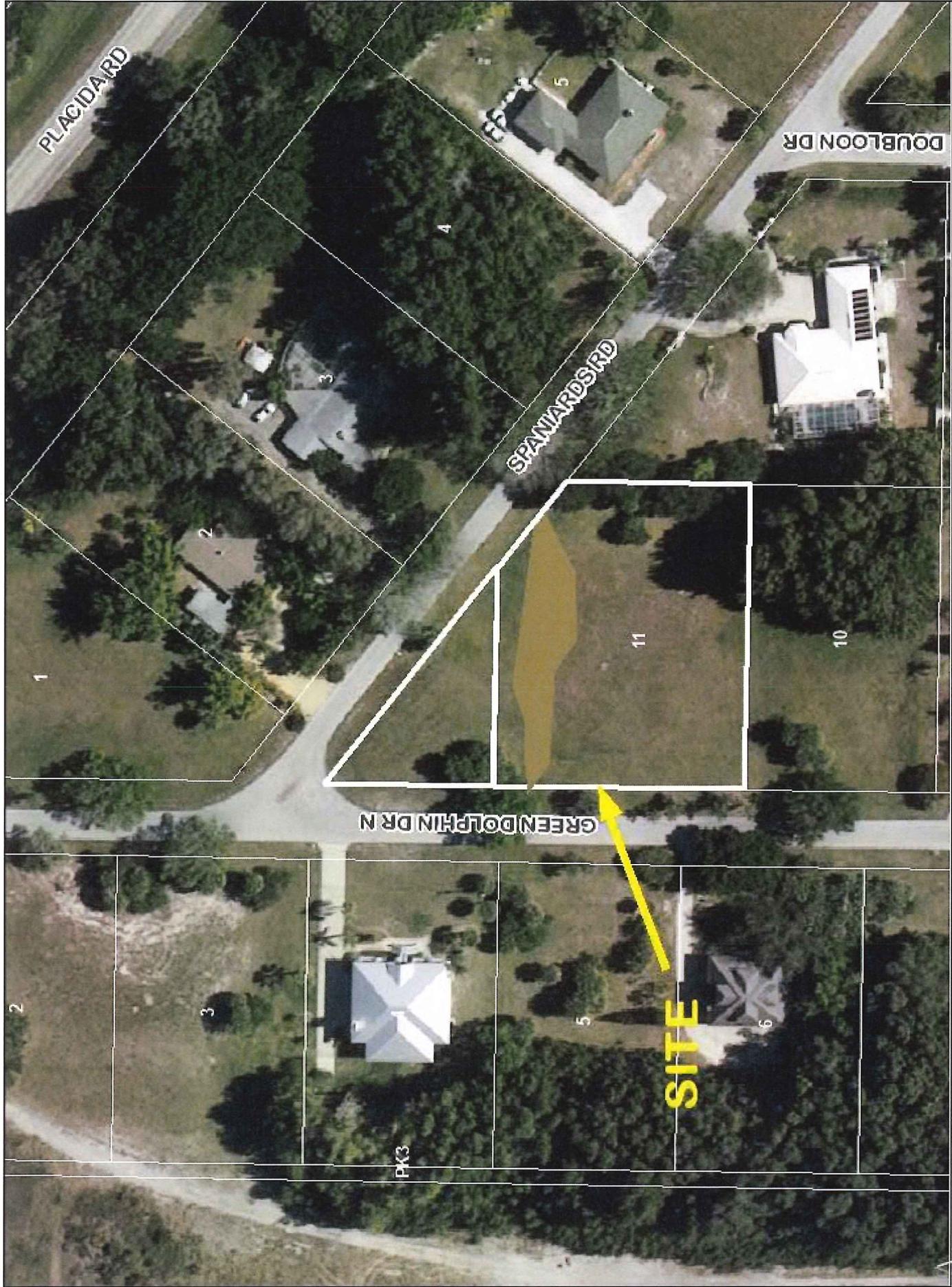


### 03/42/20 West County

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 dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7848 Date Saved: 4/28/2016 9:18:35 AM

Path: M:\Departments\LIS\Projects\Petition\_Maps\Land\_Development\2016\SV\SV-16-04-03\PKCT\_ZoningSV-16-04-03.mxd





**SV-16-04-03 - Proposed Changes**



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

STREET VACATION APPLICATION

Date Received: 4/8/16	Date of Log-in: 4/19/16
Petition #: SV-16-04-03	CAP# VST-16-00003
Receipt #: 207272	Amount Paid: \$1,315.00

1. Name of street(s) to be vacated: UNNAMED ROADWAY - NEXT TO  
50 GREEN DOLPHIN DR. CAPEHAZE FL. 33946

2. Parties involved in the application

A. Name of Applicant\*: GARY CALDERARO

Mailing Address: 18 LEEWARD DR.

City: PLACIDA State: FL Zip Code: 33946

Phone Number: 941-284-2041 Fax Number: 941-460-8397

Email Address: MRGOLF47@YAHOO.COM

\* The applicant must own property fronting on the right-of-way to be vacated

B. Name of Agent:

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

C. Name of Surveyor: SHREM SHOCK SURVEYING, INC.

Mailing Address: 5265 ALAMETOS TERR

City: NORTH PORT State: FL Zip Code: 34288

Phone Number: 941-423-8875 Fax Number: 941-423-4365

Email Address: SHREMSHOCKSURVEYING@COMCAST.NET

3. Applicant's Property ID #: LOT 11 BLOCK D 422 003 202 001

4. Total acreage of street to be vacated: 0.16

5. Commission District: III

6. Purpose of request:

TO BEAUTIFY THE CORNER AND ADD SPACE TO INCORPORATE  
A POND WITH FOUNTAIN.

# AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Street Vacation and 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 7th day of April, 2016, by GARY CALDERARO who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

<u>Maryellen Harley</u> Notary Public Signature	<u>Gary Calderaro</u> Signature of Applicant/Agent
<u>Maryellen Harley</u> Notary Printed Signature	<u>GARY CALDERARO</u> Printed Signature of Applicant/Agent
<u>Notary Public</u> Title	<u>18 LEEWARD DR</u> Address
<u>FF 964479</u> Commission Code	<u>PLACIDA, FL. 33946</u> City, State, Zip
	<u>941-284-2041</u> Telephone Number





GARY E. CALDERARO  
941-284-2041  
18 LEEWARD DR.  
PLACIDA, FL 33946

2778  
63-1324/670-003

7 APRIL 2016  
DATE

PAY TO THE ORDER OF CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS \$ 1315.<sup>00</sup>

THIRTEEN HUNDRED FIFTEEN AND <sup>00</sup>/<sub>100</sub> DOLLARS  Security Features Details on Back.

 **ENGLEWOOD**  
BANK & TRUST  
www.engagewoodbankandtrust.com

FOR 50 N. GREEN DOWNTOWN DR.

*Mary Calderaro* MP



**Real Property Record**

*If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.*

**General Parcel Information for 422003202001 for the 2016 Tax Roll**

Parcel ID:	422003202001	Property Address:	50 GREEN DOLPHIN DR N
Old Parcel ID Number:	00766360011009	Property Zip Code:	33946
Business Name:		Section-Township-Range:	03-42-20
Map Number:	2C03N	Zoning Code:	RSF3.5
Current Use:	VACANT RESIDENTIAL	Roads:	PAVED
Future Land Use (Comp. Plan):	LOW DENSITY RESIDENTIAL	Taxing District:	005
Utilities: This data is no longer available. Please contact your utilities provider.		Market Area/Neighborhood/Subneighborhood:	02/20/00
Waterfront:	NO	SOH Base Year:	

**FEMA Flood Zone (Effective 5/5/2003)**

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0356F	OUT	IN	13AE	12015C	COBRA OUT	120061	13	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. [Click here for definitions.](#)  
For more information, please contact Building Construction Services at 941-743-1201.

**Ownership Information**

CALDERARO GARY E  
18 LEEWARD DR  
PLACIDA, FL 33946

Ownership current through: 3/28/2016

**Sales Information**

Date	Book/Page	Sales Codes	Qualification/Disqualification Code	Selling Price
11/1/1991	1187/949	VACANT		\$63,000
2/1/1997	1511/330	VACANT		\$100
5/1/2001	1897/519	VACANT		\$32,500
4/1/2003	2215/1173	VACANT	00	\$64,300
11/19/2015	4031/338	VACANT	02	\$58,000

Click on the book/page to view transaction document images on the Clerk of the Circuit Court's web site.  
Click on Qualification/Disqualification Code for description of code. Codes are not available prior to 2003.

2016 Preliminary tax roll values are not yet available.  
Preliminary values are typically available mid-August.  
For the most up to date values, [see the 2015 tax year.](#)

**Tax Information**

**Land Information**

Line	Description	Land Use	Zoning	Unit Type	Unit Rate	Units	Depth	Table/ Factor	Acreage
1	CHS 000 000D 0011	0000	RSF3.5	LOT	\$60,000.00	1	0		0

Land Value may be adjusted due to scrub jay habitat. To determine if this parcel is within scrub jay habitat [click here.](#)

**View Building Sketch**

**Legal Description**

Short Legal	Legal Description
CHS 000 000D 0011	CAPE HAZE BLK D LT 11 1091/1877 1187/949 1511/330 1897/519 2215/1173 4031/338

Data Last Updated: 4/8/2016- Printed On: 4/8/2016.

**View Map**

[Home](#) • [Send Us Email](#)

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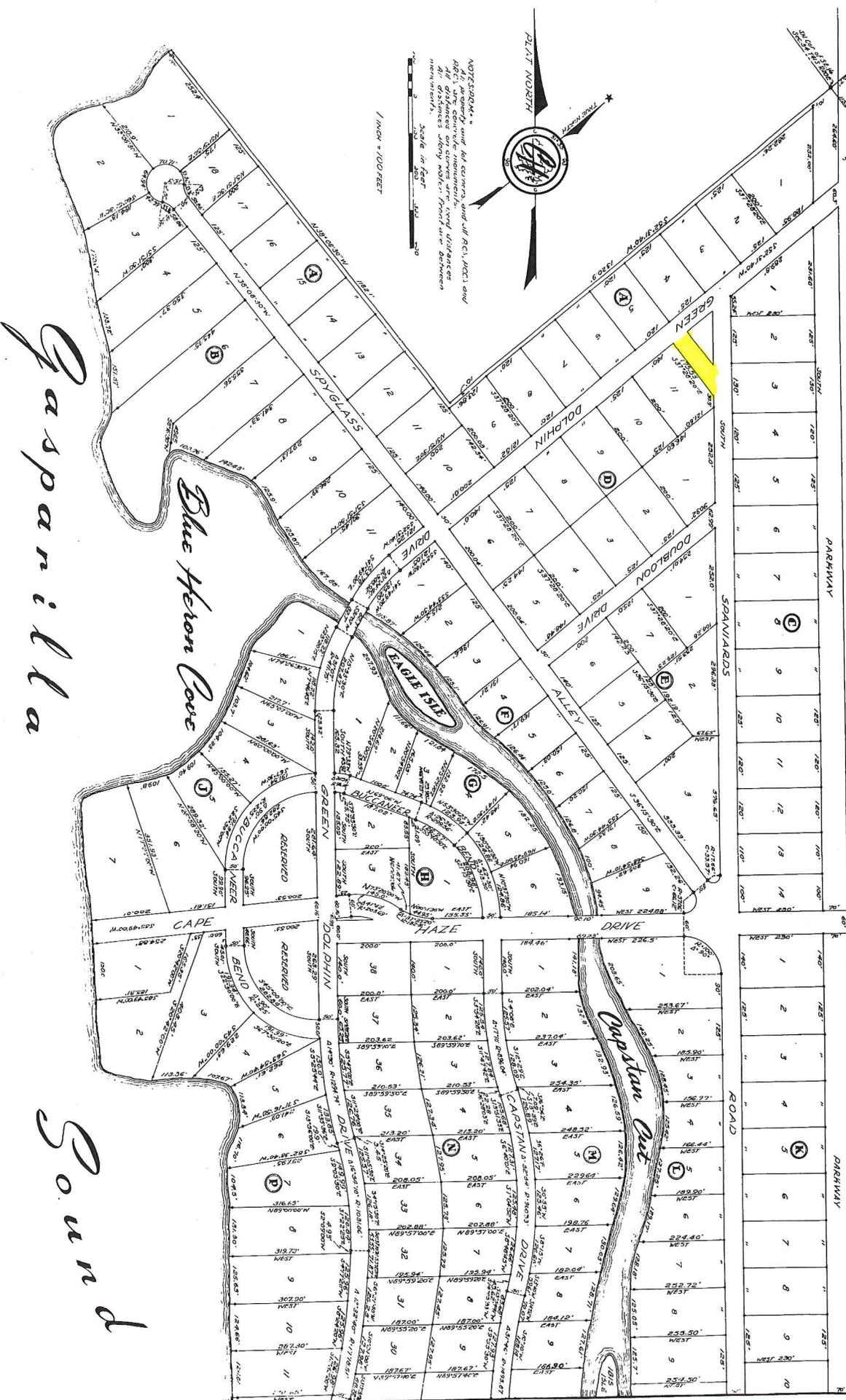


# Cape Haze

STATE HIGHWAY No. 775

Gasparrilla

Sound





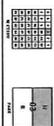
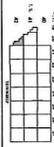
STATE OF FLORIDA  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROJECT NO. 10-0000-0000-0000-0000  
 CONTRACT NO. 10-0000-0000-0000-0000  
 SHEET NO. 2C-02N



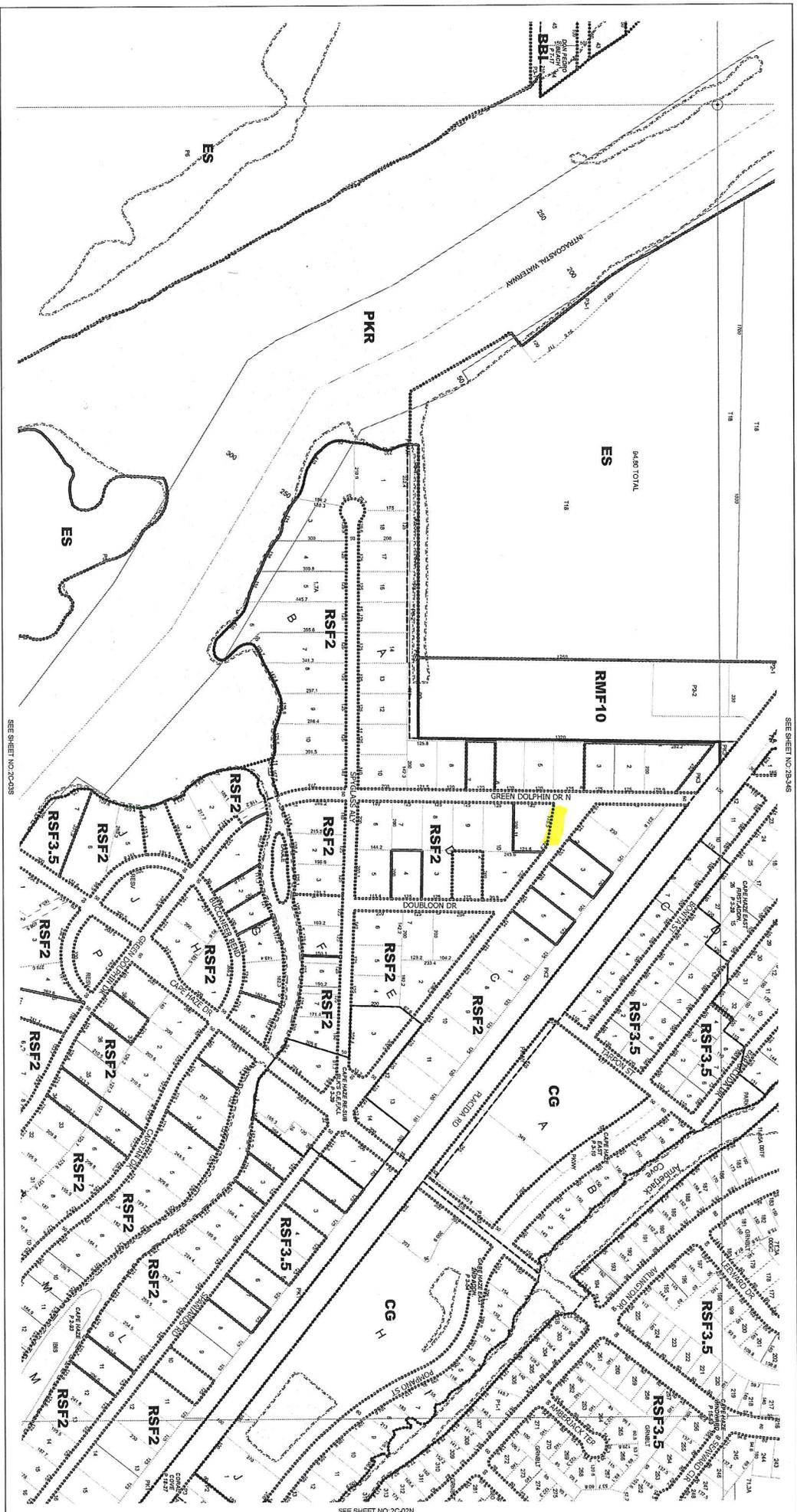
N 1/2 Sec. 03 T. 42S R. 20E  
 Charlotte County, Florida



MAP PAGE  
 LOCATION



SHEET  
 NUMBER  
 2C-02N



SEE SHEET NO. 2C-03S

SEE SHEET NO. 2C-02N

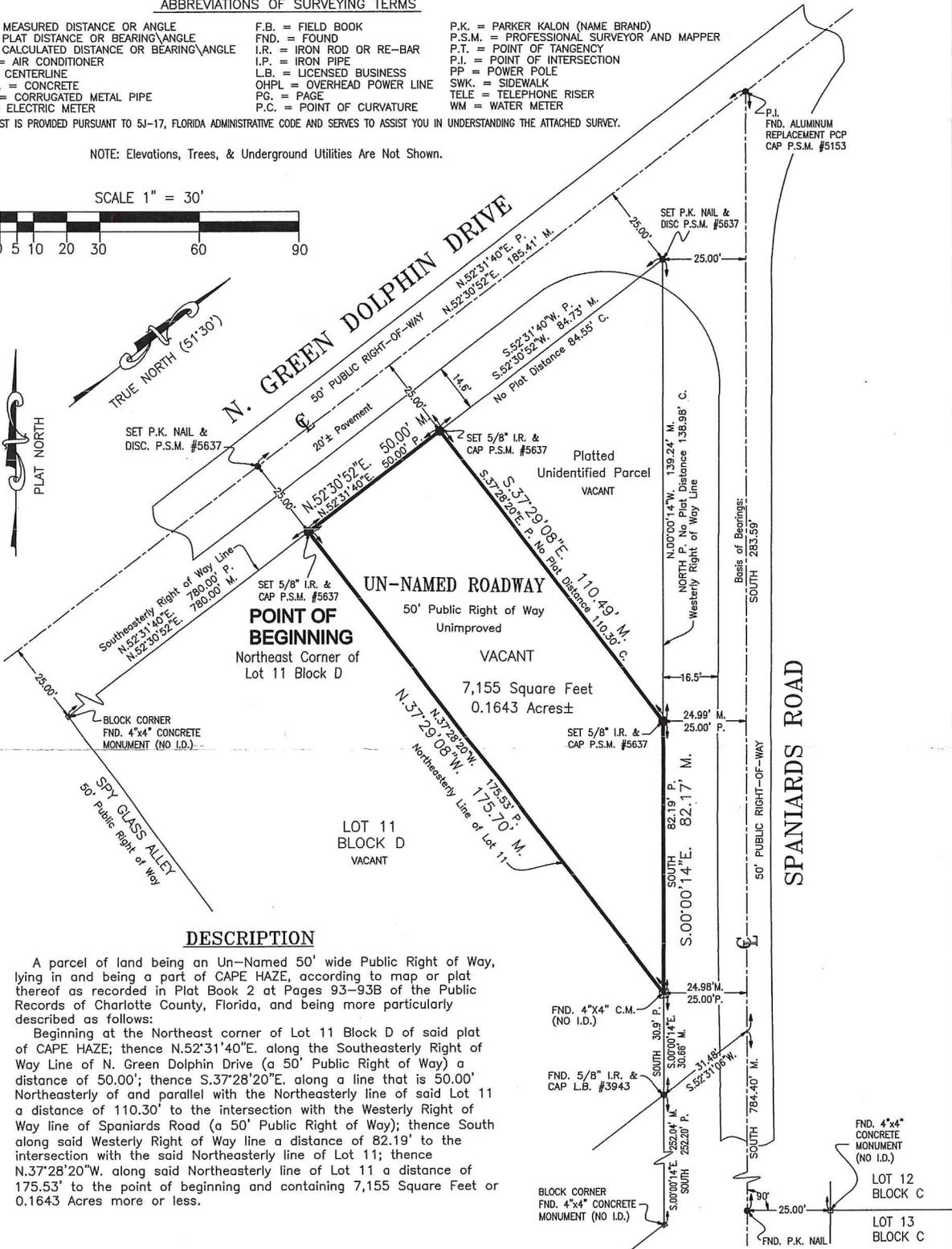
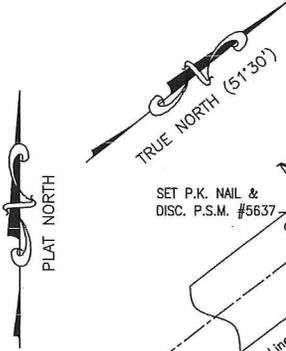
ABBREVIATIONS OF SURVEYING TERMS

M. = MEASURED DISTANCE OR ANGLE  
 P. = PLAT DISTANCE OR BEARING/ANGLE  
 C. = CALCULATED DISTANCE OR BEARING/ANGLE  
 A/C = AIR CONDITIONER  
 CL = CENTERLINE  
 CONC. = CONCRETE  
 CMP = CORRUGATED METAL PIPE  
 EM = ELECTRIC METER  
 F.B. = FIELD BOOK  
 FND. = FOUND  
 I.R. = IRON ROD OR RE-BAR  
 I.P. = IRON PIPE  
 L.B. = LICENSED BUSINESS  
 OHPL = OVERHEAD POWER LINE  
 PG. = PAGE  
 P.C. = POINT OF CURVATURE  
 P.K. = PARKER KALON (NAME BRAND)  
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
 P.T. = POINT OF TANGENCY  
 P.I. = POINT OF INTERSECTION  
 PP. = POWER POLE  
 SWK. = SIDEWALK  
 TELE. = TELEPHONE RISER  
 WM = WATER METER

THIS LIST IS PROVIDED PURSUANT TO 5J-17, FLORIDA ADMINISTRATIVE CODE AND SERVES TO ASSIST YOU IN UNDERSTANDING THE ATTACHED SURVEY.

NOTE: Elevations, Trees, & Underground Utilities Are Not Shown.

SCALE 1" = 30'



DESCRIPTION

A parcel of land being an Un-Named 50' wide Public Right of Way, lying in and being a part of CAPE HAZE, according to map or plat thereof as recorded in Plat Book 2 at Pages 93-93B of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 11 Block D of said plat of CAPE HAZE; thence N.52°31'40"E. along the Southeastery Right of Way Line of N. Green Dolphin Drive (a 50' Public Right of Way) a distance of 50.00'; thence S.37°28'20"E. along a line that is 50.00' Northeastery of and parallel with the Northeastery line of said Lot 11 a distance of 110.30' to the intersection with the Westery Right of Way line of Spaniards Road (a 50' Public Right of Way); thence South along said Westery Right of Way line a distance of 82.19' to the intersection with the said Northeastery line of Lot 11; thence N.37°28'20"W. along said Northeastery line of Lot 11 a distance of 175.53' to the point of beginning and containing 7,155 Square Feet or 0.1643 Acres more or less.

**Shremshock Surveying, Inc.**  
 Land Surveyors  
 5265 Alamos Terr.  
 North Port, Florida 34288  
 ph. (941) 423-8875 fax. 423-4365  
 e-mail: shremshocksurveying@comcast.net

Title: BOUNDARY SURVEY  
 Prepared for: Gary E. Calderaro  
 Certified to: Gary E. Calderaro  
 Sketch No. 136-16-B Scale: 1" = 30'  
 Field Book: 209 Page: 19  
 Drawn By: DAVE Checked By: DAVE

FLOOD ZONE "AE"  
 13' BASE FLOOD EL.  
 COMMUNITY #120061  
 PANEL #0356 "F"  
 FIRM DATE 5/5/03  
 MAP #12015C0356F

Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Made: \_\_\_\_\_  
 Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Made: \_\_\_\_\_  
 Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Made: \_\_\_\_\_

NOTES:

- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
- GOVERNMENTAL, JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.  
 SHREMSHOCK SURVEYING, INC. LB #7747

By: [Signature] DATE: 1/30/16

DAVID B. SHREMSHOCK  
 Registered Surveyor and Mapper no. 5637  
 State of Florida

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



## Ellis, Steven

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**To:** Irish, Stan  
**Subject:** RE: SV-16-04-03

---

**From:** Barnett, William L [<mailto:William.L.Barnett@centurylink.com>]  
**Sent:** Thursday, April 21, 2016 10:22 AM  
**To:** Irish, Stan <[Stan.Irish@charlottecountyfl.gov](mailto:Stan.Irish@charlottecountyfl.gov)>  
**Subject:** RE: SV-16-04-03

Stan here is our cables at Green Dolphin Dr. per you request.

---

**From:** Irish, Stan [<mailto:Stan.Irish@charlottecountyfl.gov>]  
**Sent:** Wednesday, April 20, 2016 12:36 PM  
**To:** Rojas, Gonzalo; Barnett, William L; Wolford, Alice J ([Alice.J.Wolford@fpl.com](mailto:Alice.J.Wolford@fpl.com)); Hunter, Judy  
**Cc:** Ellis, Steven  
**Subject:** SV-16-04-03

SV-16-04-03—Applicant: Gary Calderaro

Along with this memo, you are receiving a PDF of the file material for your review.

Please review the above-referenced petition and return your graphics, findings, and analyses to me as soon as possible (map graphics no later than June 23, 2016). This is a legislative public hearing.

If you have any questions about the material in this distribution, or the information below, please contact me.

Thank you

Stan Irish, Land Development Coordinator  
Public Works  
Right of Way/Stormwater  
18400 Murdock Circle  
Port Charlotte, FL 33948-1074  
Phone 941.743.1264 Fax 941.764.4905 Cell 941.268.6886  
[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)

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#14860 120'  
39232513 (FPR) ← '92  
B-400-24 ALP-SJ-F

#74948 195'  
39232513 (FPR) '01 →  
B-300-24 ALP-SJ-FSF

#74949 108'  
39232513 (FPR) '01 →  
B-300-24 ALP-SJ-FSF

#74953 108'  
39232513 (FPR) ← '01  
B-200-24 ALP-SJ-FSF

#25267 195'  
39232513 (FPR) '98 →  
B-600-24 ALP-SJ-FSF

#75306  
RCA34059 '99  
MHCOR 45C  
x x

#11041 35'  
39232513 '09 →  
B-1600-24 ALP-SJ-FSF  
1551601-625  
C 26 47  
1551801-1025  
C 32S-350  
1551051-1200  
A 501-800  
1551801-2000  
X 1001-1200  
15511401-500  
15511601-1000

RESERVED FOR 'P'TV'  
1551876-1925 &  
1551951-2000

#74950  
39186609 '01  
XB15511  
1800 BTS LP-1800  
IN 1551801-1025  
IN 1551801-625  
IN 1551051-1200  
IN 1551801-2000  
OUT 15511-1-1000  
OUT X 1001-1200

#112320 '08  
#112320 '08  
XB15511  
CRPW-8  
#11967 REPEATER  
39232513 '08  
UNIT #1  
1551776-800  
1551026-1050

#11888  
3923251  
24 CON

#12757 '89  
F180  
CPL-6  
A1-546  
341-549  
1548-549

23'

250'

#12740

2'

82'

48'

#11874

428'

#11874

#11874

#11874

#11874

#11874

#11874

#11874

N. Green Dolphin Dr

25 Pair Cable

SP. ANTENNAS

1-2 CONDUIT

CAPE HAZE DR

#12745 '89  
F185  
CPL-10  
15511540-545

#11890 '08  
3915  
CPL-147

#12123 '89  
3917  
CPL-6  
1551116

#11874 568'  
39232513 '09 →  
B-100-24 ALP-SJ-FSF  
A1-25  
1551776-800  
C351-75  
1551026-1030  
1551601  
1551032-1050

#791  
50  
CPL  
B15

#11874

**INTEROFFICE MEMORANDUM**  
**Community Development**

**To: Steven Ellis**

**FROM: Gerry Collins**  
**Design Technician - Addressing**

**DATE: 04/20/2016**

**RE: Addressing Comments**  
**July 11, 2016, P&Z / August 23, 2016, BCC**

**SV-16-04-03 – Applicant: Gary Calderaro**

**I have no comment on this application.**

## Ellis, Steven

---

**From:** Pederzolli, Gary  
**Sent:** Wednesday, April 27, 2016 4:08 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-16-04-03, Calderaro

Steven,

I corrected the lot dimensions for lot 11 in the GIS Layers. I do not see any issues with the street vacation.

Gary M. Pederzolli  
GIS Programmer  
Information Technology Department  
Budget & Administrative Services Department  
Charlotte County Government  
18500 Murdock Circle  
Port Charlotte, FL 33948

Office:(941) 764-5512

Fax: (941) 743-1957

[Gary.Pederzolli@charlottecountyfl.gov](mailto:Gary.Pederzolli@charlottecountyfl.gov)

[www.CharlotteCountyFl.gov](http://www.CharlotteCountyFl.gov)

"To Exceed Expectations in the Delivery of Public Services"

---

**From:** Ellis, Steven  
**Sent:** Wednesday, April 20, 2016 8:26 AM  
**To:** Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Derheimer, Suzanne <Suzanne.Derheimer@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Irish, Stan <Stan.Irish@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>  
**Cc:** Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>  
**Subject:** SV-16-04-03, Calderaro

Please review attachments.

Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Voice: 941-764-4954  
Fax: 941-743-1598  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

**Ellis, Steven**

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**From:** Aiuto, Phil  
**Sent:** Friday, April 22, 2016 9:07 AM  
**To:** Ellis, Steven  
**Subject:** Street Vacation

Steven,

**SV-16-04-03 Street Vacation, Portion of an Un-named Road between Spaniards and N. Green Dolphin**

No objection.

Thanks,

**R. Phil Aiuto, P.E.**

Charlotte County  
Stormwater Projects Engineer  
Public Works - Engineering  
Phone: 941-575-3650  
[Phil.aiuto@charlottecountyfl.gov](mailto:Phil.aiuto@charlottecountyfl.gov)

**Ellis, Steven**

---

**From:** Ford, Steven  
**Sent:** Thursday, April 21, 2016 3:21 PM  
**To:** Ellis, Steven  
**Cc:** Searfoss, Bill  
**Subject:** Street Vacation for Gary Calderaro

**SV-16-04-03 Street Vacation**

Portion of an Un-named Road between Spaniards and N. Green Dolphin

I have no objection to the vacation, just need to remind Mr. Calderaro he only gets half of the vacated street.

Thanks,

*Steven L. Ford, PSM*

County Surveyor  
Public Works  
South County Annex  
410 Taylor Rd., Unit 104  
Punta Gorda, FL 33950  
Phone (941) 575-3616  
FAX (941) 637-9265  
Steven.ford@charlottefl.com

## Ellis, Steven

---

**From:** Stefan, Patricia  
**Sent:** Thursday, April 21, 2016 7:37 AM  
**To:** Ellis, Steven  
**Cc:** Payette, Paul; Walter, Bradford  
**Subject:** RE: SV-16-04-03, Calderaro

### SV-16-04-03, Calderaro

Per the plat, easements appear to be under the control of Cape Haze Corporation. No objections to the proposed vacate of the unnamed plated right-of-way.

Patty Stefan  
Real Estate Specialist  
Real Estate Services Division  
Budget & Administrative Services Dept  
941-764-5588  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)  
*"To Exceed Expectations in the Delivery of Public Services"*

---

**From:** Ellis, Steven  
**Sent:** Wednesday, April 20, 2016 8:26 AM  
**To:** Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzoli, Gary <Gary.Pederzoli@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Derheimer, Suzanne <Suzanne.Derheimer@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Irish, Stan <Stan.Irish@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>  
**Cc:** Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>  
**Subject:** SV-16-04-03, Calderaro

Please review attachments.

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## Ellis, Steven

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**From:** Hunter, Judy  
**Sent:** Monday, May 02, 2016 2:38 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-16-04-03, Calderaro

Approved.

Judy Hunter, AA  
Charlotte County Utilities  
Engineering Dept  
25550 Harbor View Rd, Suite #1  
Port Charlotte, FL 33980  
941.764.4539  
[Judy.hunter@charlottecountyfl.gov](mailto:Judy.hunter@charlottecountyfl.gov)

---

**From:** Ellis, Steven  
**Sent:** Wednesday, April 20, 2016 8:26 AM  
**To:** Matarese, Monte <[Monte.Matarese@charlottecountyfl.gov](mailto:Monte.Matarese@charlottecountyfl.gov)>; Vattikuti, Venkat <[Venkat.Vattikuti@charlottecountyfl.gov](mailto:Venkat.Vattikuti@charlottecountyfl.gov)>; Pederzolli, Gary <[Gary.Pederzolli@charlottecountyfl.gov](mailto:Gary.Pederzolli@charlottecountyfl.gov)>; Quillen, Ken <[Ken.Quillen@charlottecountyfl.gov](mailto:Ken.Quillen@charlottecountyfl.gov)>; Derheimer, Suzanne <[Suzanne.Derheimer@charlottecountyfl.gov](mailto:Suzanne.Derheimer@charlottecountyfl.gov)>; Gilbreath, Gina <[Gina.Gilbreath@charlottecountyfl.gov](mailto:Gina.Gilbreath@charlottecountyfl.gov)>; MacDonald, John <[John.MacDonald@charlottecountyfl.gov](mailto:John.MacDonald@charlottecountyfl.gov)>; Vance, David <[David.Vance@charlottecountyfl.gov](mailto:David.Vance@charlottecountyfl.gov)>; Collins, Gerry <[Gerry.Collins@charlottecountyfl.gov](mailto:Gerry.Collins@charlottecountyfl.gov)>; Stefan, Patricia <[Patricia.Stefan@charlottecountyfl.gov](mailto:Patricia.Stefan@charlottecountyfl.gov)>; Irish, Stan <[Stan.Irish@charlottecountyfl.gov](mailto:Stan.Irish@charlottecountyfl.gov)>; DUrso, Chris <[Chris.DUrso@charlottecountyfl.gov](mailto:Chris.DUrso@charlottecountyfl.gov)>; Hunter, Judy <[Judy.Hunter@charlottecountyfl.gov](mailto:Judy.Hunter@charlottecountyfl.gov)>; Nocheck, Elizabeth <[Elizabeth.Nocheck@charlottecountyfl.gov](mailto:Elizabeth.Nocheck@charlottecountyfl.gov)>; Anspach, Dawn <[Dawn.Anspach@charlottecountyfl.gov](mailto:Dawn.Anspach@charlottecountyfl.gov)>  
**Cc:** Cullinan, Shaun <[Shaun.Cullinan@charlottecountyfl.gov](mailto:Shaun.Cullinan@charlottecountyfl.gov)>; Clim, Diane <[Diane.Clim@charlottecountyfl.gov](mailto:Diane.Clim@charlottecountyfl.gov)>  
**Subject:** SV-16-04-03, Calderaro

Please review attachments.

Steven A. Ellis, Planner II  
Community Development Department  
Zoning Division  
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## MEMORANDUM

**To:** Steven Ellis, Planner II  
**From:** Ken Quillen, AICP, Planner III  
**Date:** June 2, 2016  
**Subject:** Review of proposed Street Vacation; file number: SV-16-04-03

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Below are comments from the Current Planning and Zoning Division regarding the proposed street vacation of an unnamed right-of-way located in the recorded plat of **Cape Haze**, all located in Section 03, Township 42 South, Range 20 East.

Future Land Use Map: The lots adjacent to the proposed street vacation have a Future Land Use Map (FLUM) designation of Low Density Residential, which is intended to allow one to five dwelling units per acre.

Flood Zone: The existing street and surrounding lands have elevations ranging from five to seven feet and are located in the 13AE flood zone. Lands in this area are also located in the Storm Serge Evacuation Zone "A".

Zoning: The lots adjacent to the proposed street vacation have a zoning classification of Residential Single-family-3.5 (RSF-3.5). The surrounding land uses are single-family residences, which are consistent with this zoning classification.

**Finding: The Zoning Division has no objections to the proposed street vacation and recommends approval of the requested street vacation as described in the application.**

cc: Shaun Cullinan, Zoning Official  
File, SV-16-04-03



# Charlotte County Government

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## MEMORANDUM

**Date:** June 15, 2016  
**To:** Steven Ellis, Planner II  
**From:** Susie Derheimer, Environmental Specialist  
**Subject:** SV-16-04-03  
Unnamed Street Vacation  
Abutting property address 50 Green Dolphin Dr N

The Current Planning and Zoning Environmental Review Section (ERS) have reviewed the above referenced petition for **Environmental and Tree and Landscaping compliance** and offer the following comments:

A GIS aerial review has been conducted by staff. The right-of-way have been previously cleared and improved. A cluster of sabal palms and large ficus sp. tree remain.

As this proposal moves forward, the Environmental Review Section recommends the following conditions to be reviewed for compliance prior to any land clearing, development, or permit approvals.

1. Any tree removal must comply with **Chapter 3-9-100.3 Tree Removal Requirements**, of the County Code.
2. If any new development is proposed a site visit will be conducted by county staff and, if applicable, any FWCC and FWS review and/ or permits must be provided prior to land clearing/development activities.

The applicant is advised that the Charlotte County ERS site review is cursory; additional wildlife or environmental reviews may be required by state and federal agencies.

For any questions pertaining to this application you may contact me at (941)743-1290.

SD

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### COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598