

DRC-25-075 - S Site Plan Review On-line Permit

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Description of Work: [PD FINAL DETAIL-Waterside Community is a Rural Community Mixed Use subdivision. Proposed within the community is Phase 1 of a Planned Developm](#)

Application Status: [Corrections Required](#)

Application Detail: [Detail](#)

Application Type: [GM-Site Plan Review](#)

Address: [32990 Bermont RD, Punta Gorda, FL 33982](#)

Owner Name: [TMV Properties, Inc.](#)

Owner Address: [1240 Bay Street Ste 306, Toronto, ontario M5R2A7](#)

Application Name: [S Site Plan Review On-line Permit](#)

Application Comments:

View ID	Comment	Date
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Custom Fields: APPLICATION TYPE

Preliminary	PD Concept
PD Preliminary Design	Minor Modification
Major Modification	PD Final Detail

OVERVIEW INFORMATION

Is the project to be completed in phases? Yes	If Yes - the estimated number of phases is? 3
Is the property located within a Development of Regional Impact? No	If Yes - Please provide the name of the DRI -
Do commercial design standards apply? No	Is the proposed project a cluster development under ser? No
If Yes - please provide the name of the overlay district. -	Is the project located within the ECAP? No

PROJECT INFORMATION

Project Name Waterside Phase 1 Restoration	Brief Description of Proposed Project Waterside is a Rural Community Mixed Use subdivision. Pr Plan
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ADDITIONAL PROPERTY DETAILS

Is the property located within a platted subdivision recorded in the official Plat Books? No	If Yes - how is the property identified (what is the su -
Parcel Description - Section 33	Parcel Description - Township 40
Other Property Description Short Legal ZZZ 334024 P1	Subdivision - Lot: -
Sub Area - is the property to be developed smaller than the property described above? No	What is the property's zoning designation? AG
What is the zoning designation of the surrounding properties? - EAST: AG	What is the zoning designation of the surrounding p AG
What is the property's Future Land Use Map (FLUM) designation? RCMU	What is the FLUM designation of the surrounding pi Agricultural
What is the FLUM designation of the surrounding properties - SOUTH: Agricultural	What is the FLUM designation of the surrounding pi RCMU
Is the property, or a portion of the property, within the Special Flood Hazard Area? No	Is the property, or portion of the property, in a Storm Yes
What is the minimum width of the property? 820	What is the average depth of the property? 2700
What is the total land area (acres or sq. ft.): 892	Are any taxes or assessments against the property No

PROPERTY DEVELOPMENT HISTORY

Has this property ever undergone a previous site plan review? Yes	If Yes - please indicate the SPR number: DRC-22-00125
Are there any current re-zonings filed and/or any pending decisions? No	If Yes - please indicate the type of request(s) and peti -
Have any special conditions been granted for this property which were not already listed? No	Is a variance from subdivision requirements or a rezo Yes

LAND USE DETAILS

Does the development plan include any new roads that are proposed for County maintenance? No	If Yes - is this clearly indicated on the No
Is the property proposed to be subdivided in to lots (FS Chapter 177 Subdivision)? No	Total number of lots? 2
Proposed density (lots/acre)? -	Total square footage of recreation are -
Total maximum area of all impervious surfaces? -	Percentage of lot covered by building -
Total seating capacity? -	Number of off street parking spaces? -
Maximum height allowed? -	Front yard setback proposed? -
Side yard setback proposed? -	Side yard setback required? -
Side yard abutting road required? -	Rear yard setback proposed? -
Water setback proposed? -	Water setback required? -

If Yes - please specify the types:

[Excavation Setback 1000' from residential homes](#)

Total square footage measured from the interior face of the exterior walls:

Gross Floor Area (Total square footag

Is any portion of the development site
[None](#)

INFRASTRUCTURE INFORMATION

Proposed minimum elevation above sea level (NGVD) of the crown of the road

[20.0](#)

Existing land average high:

[22](#)

Please identify the type of sanitary water facilities being proposed?

[Other \(Please specify below\)](#)

What is the distance between the closest water main and the property line?

[N/A](#)

Date of concept approval:

[09/22/2022](#)

If Part - please explain:

Proposed minimum elevation above sea level (NC
[20.5](#)

Please identify the type of sewer facilities being p
[Other \(please specify below\)](#)

If other water supply - please specify:

[None proposed during this phase](#)

Is there a fire hydrant within 300 feet?

[No](#)

Previous Site Plan Review petition number?

[DRC-22-00125](#)

ENVIRONMENTAL INFORMATION

Provide a brief description of the existing vegetation on the property:

[Pine Flatwoods, an abandoned citrus grove, existing swales, existing nursery and several w](#)

[etlands](#)

If Yes - is the water tidal?

[No](#)

Is an excavation of any form proposed?

[Yes](#)

If Yes - what is the resultant water?

[Fresh](#)

If Yes - have wetlands been delineated by appropriate State and Federal Agencies?

[Yes](#)

If Yes - please list the species:

[-](#)

Is there any exotic vegetation on the site?

[Yes](#)

If Yes - does the project propose to preserve these sites?

[No](#)

Do any bodies of water exist on the property?

[Yes](#)

Are any water related structures proposed?

[No](#)

If Yes - what is the proposed use of the excavation (navig

[Restoration project, berms and roads](#)

If Fresh - what means will be taken to control aquatic wee

If Yes - are impacts proposed?

[No](#)

If Yes - has contact been made with FFWCC, FFWS and/of

[No](#)

Are there any known archeological or historical sites loca

[No](#)

PERMITTING DETAILS

Has the County stormwater management plan approval been applied for?

[Yes](#)

Has a SWFWMD or SFWMD permit, or modification to an existing permit, been applied for?

[Yes](#)

Has a Florida Department of Environmental Protection (FDEP) permit or approval been applied for?

[Yes](#)

If Yes - what is the date for the wastewater permit or approval?

[-](#)

If applicable - provide the date of approval of the FDEP permit for the water distribution line?

[-](#)

Is a permit or approval required by FDOT?

[No](#)

Is a US Army Corps of Engineers permit required?

[No](#)

Are there any other permits or approvals necessary to develop this property?

[No](#)

If Yes - has approval been received?

[No](#)

If Yes for either - has an approved permit be

[Yes](#)

If Yes - has FDEP approval been received?

[No](#)

If applicable - provide the date of approval o

[-](#)

If applicable - provide the date of approval o

[08/09/2024](#)

Is there a dumpster included in the site plan?

[No](#)

If Yes - has the Army Corps permit been reci

[No](#)

If Yes - please list all other permits or approv

[-](#)

PROFESSIONALS INFORMATION

Engineer

[Yes](#)

Planner

[No](#)

Traffic Engineer

[Yes](#)

Architect

[No](#)

Surveyor

[Yes](#)

Legal Representation

[Yes](#)

SPECIFIC SHORTFALLS

Is the application substantially complete?

[Yes](#)

If No - describe in details what is missing and when it will be a

[-](#)

PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

ADDITIONAL PARCEL INFORMATION

Additional Parcel Information

[Also includes](#)

[402434100001](#)

PROFESSIONAL DETAILS

Professional Type	Company Name	Contact Person	Mailing Address	Email Address	Phone number

Total Fee Assessed: [\\$930.00](#)

Total Fee Invoiced: [\\$930.00](#)

Balance: [\\$930.00](#)

Job Value: [\\$0.00](#)

Parcel No: [402433200001](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date
	Gary Bayne	Southwest Engin...	Engineer Contact		25450 Airport R...	Active	04/22/2025
	Tom Flood	TMV Properties ...	Owner		9300 S Dadeland...	Active	04/22/2025
	TMV Properties, Inc.		Owner		1240 Bay Street...	Active	04/22/2025

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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File Date: [04/22/2025](#)

Structure:	Name	Type	Status	Status Date
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Intake Sufficiency Review		Sufficient	04/29/2025	Belinda Hall
	Setup Agenda	Belinda Hall	Agenda Sched...	05/01/2025	Belinda Hall
	Plans Distribution	Maryann Franks	Routed for R...	05/01/2025	Belinda Hall
	Comp Planning Review	Jie Shao	Rejected	05/20/2025	Jie Shao
	Landscape Plans Review	Elizabeth Nocheck	Rejected	05/14/2025	Elizabeth Nocheck
	Stormwater Plans Review	Jason Thomas	Rejected	05/05/2025	Jason Thomas
	PW Surveyor Plans Review	James K Davis	Rejected	05/15/2025	James K Davis
	Real Estate Services	Patricia Stefan	Approved	05/05/2025	Patricia Stefan
	Charlotte Co Utilities...	Sandra Weaver	Approved	05/21/2025	Sandra Weaver
	Fire Plans Review	Scott Morris	Rejected	05/05/2025	Scott Morris
	Concurrency Review	Ravi Kamarajugadda	Rejected	05/22/2025	Ravi Kamarajugadda
	Zoning Plans Review	Maryann Franks	Rejected	05/05/2025	Maryann Franks
	Building Plans Review	Julia Galofre	Approved as ...	05/05/2025	Julia Galofre
	PW Lighting District	Jody Mansell	Approved	05/16/2025	Jody Mansell
	PW Signs and Markings...	Robert Campbell	Approved	05/05/2025	Robert Campbell
	PW Construction Services	Roy Benjamin	Approved	05/06/2025	Roy Benjamin
	PW Transportation Engi...	Robert Fakhri	Approved	05/22/2025	Robert Fakhri
	Address Plans Review	Samantha DiPiazza	Approved	05/07/2025	Samantha DiPiazza
	Environment Plans Review	Jim Keltner	Approved as ...	05/12/2025	Jim Keltner
	Health Dept Plans Review	Melanie Brese	Not Required	05/02/2025	Melanie Brese
	Plans Consolidation	Maryann Franks	Corrections ...	05/23/2025	Maryann Franks
	SPR Meeting and Decision			05/01/2025	

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By
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Tracking #: [1434495231236](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Assigned To:

Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
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Failed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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Passed Checklist Item:	Inspection Type	Checklist Name	Checklist Item	Status	Score	Major Violation	Comments
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