



DEVELOPMENT REVIEW COMMITTEE AGENDA

**CITY OF PUNTA GORDA, FLORIDA
326 WEST MARION AVENUE, PUNTA GORDA, FLORIDA 33950
JULY 8, 2022, 9:00 AM**

Lisa Hannon, Committee Member
Linda Sposito, Committee Member
Randy Cole, Committee Member
Neil Peters, Committee Member
Norman Nahra, Committee Member
Jennifer Molnar, Committee Member
Kathleen Croteau, Committee Member

CALL TO ORDER

Roll Call

Next Meeting - August 12, 2022

PUBLIC COMMENTS

Anyone wishing to address the Development Review Committee on any subject may do so at the appropriate time during the meeting. Those who choose to speak must state their name for the record. Each person will be allowed to speak up to a maximum of three minutes.

1. APPROVAL OF MINUTES

1.a [June 24, 2022 Meeting minutes.](#)

2. PERMIT REVIEW

3. APPLICATION REVIEW

3.a [LOT-08-2022 - 300 Carmalita St](#)

STAFF COMMENTS

ADJOURNMENT

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this

public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens, and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3371, and whose email address is humres@cityofpuntagordafl.com, at least two (2) calendars days prior to the meeting.

**DEVELOPMENT REVIEW COMMITTEE
CITY OF PUNTA GORDA
07/ 8/2022**

APPROVAL OF MINUTES

Title: June 24, 2022 Meeting minutes.

Funds: Not Applicable

Recommended Action: For approval

Summary: June 24, 2022 Meeting minutes.

Department/Division: Urban Design

EXHIBITS:

1. [6-24-2022 Minutes](#)

**CITY OF PUNTA GORDA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES
JUNE 24, 2022, 9:00 A.M.**

MEMBERS PRESENT: Hannon, Chair
Molnar, Fire Department; Nahra, Police Department; Ruth, Utilities Department; Sposito, Public Works Department

MEMBERS ABSENT: Croteau, Building Division

OTHERS PRESENT: David McCarty, Code Compliance Supervisor; Steven Sonberg; James Herston; Bill Frank

CALL TO ORDER

Ms. Hannon called the meeting to order at 9:00 a.m.

PUBLIC COMMENTS

None.

1) APPROVAL OF MINUTES

1.a June 10, 2022 Meeting Minutes.

Exhibits:
Cover Page
06-10-2022 Minutes

Ms. Molnar **MOVED** to approve the June 10, 2022, minutes, **SECONDED** by Ms. Sposito.

MOTION UNANIMOUSLY CARRIED.

2) PERMIT REVIEW

No items.

3) APPLICATION REVIEW

3.a SRC-01-2022 - A Resolution of the City Council of the City of Punta Gorda, Florida, approving the Preliminary Plat to subdivide a parcel of land containing 87.10 +/- acres, into two hundred twenty-four (224) single-family residential lots and construct the required infrastructure, including but not limited to utility improvements, and privately maintained roadways, in order to create a subdivision to be called "Seagrass Subdivision", for a tract or parcel of land situated in the State of Florida, County of Charlotte, lying in Sections 21 and 28, Township 41 South, Range 23 East, being a part of South-Highlands, according to the plat thereof as recorded in Plat Book 2, Page 6, Public Records of Charlotte County, Florida, and being further bounded and described in Exhibit "A" attached to this Resolution; and Providing an effective date.

Exhibits:
Cover Page

Application
Narrative
Street names
Preliminary plat
Subdivision Staff Report

Ms. Hannon reviewed the request to subdivide the subject property into 224 single-family residential lots, noting comments from the Urban Design Division included the following: "County Engineer" must be revised to "City Engineer"; all lots on a radius must have an average lot width of 50 feet and a minimum lot area of 5,000 square feet; construction documents for all infrastructure improvements must be submitted prior to commencement of construction.

Ms. Sposito read the comments from the Engineering Division, which included the requirements according to the Floodplain Management Code and the specifications needed on the preliminary plats.

Mr. Steven Sonberg, applicant's representative, indicated delineation of floodplains was typically not included on a plat and was not required; however, an exhibit could be provided. He stated the Flood Insurance Rate Maps (FIRM) could change or the floodways could be modified; whereas, the plat was permanent, concluding same would be included in the site plan approval for the construction drawings.

Ms. Hannon requested Mr. Sonberg's explanation be provided in writing so that she could forward same to the City Engineer as well as to each department. She next confirmed the Building Division had no comments regarding the request.

Ms. Molnar verified the Fire Department had no issues with the request.

Mr. Nahra confirmed the Police Department had no issues.

Mr. Ruth indicated the Utilities Department had no issues.

Ms. Hannon concluded the request would move forward to the Planning Commission.

Ms. Molnar **MOVED** to forward SRC-01-2022 to the Planning Commission contingent staff comments be addressed, **SECONDED** by Ms. Sposito.

MOTION UNANIMOUSLY CARRIED.

3.b SE-01-2022 - A request by Carlos Gargiulo, authorized agent, for First Baptist Church of Punta Gorda, Inc., property owner, for a Special Exception pursuant to Chapter 26, Section 16.8, Punta Gorda Code, to allow a school, grades Kindergarten through Twelve (K-12), which is permitted by Special Exception pursuant to Chapter 26, Section 3.7(f)(9), Punta Gorda Code, for a property located at 459 Gill Street, Punta Gorda, Florida, in a Neighborhood Residential Single-family 10 units per acre (NR-10) zoning district.

Address: 459 Gill Street, Punta Gorda, FL 33950

Short Legal: PUG 000 0060 0017

Long Legal: On file in the Urban Design Division, 126 Harvey Street, Punta Gorda, FL 33950

Charlotte County Parcel ID: 412307111008

Exhibits:

Cover Page
Application
Traffic circulation plan
Vehicle stacking plan
Site Plan

Proof of Publication 6-10-2022
Proof of Property Posting

Ms. Hannon reviewed the special exception request, noting the Urban Design Division revised their recommendation following submittal of the traffic impact statement. She stated the data table was insufficient without a narrative describing the existing conditions, roadway network, streets and connections and the impact the additional 298 trips would have on the level of service. She indicated the resubmitted drawings should include a specific traffic circulation plan for the primary parent drop-off and pick-up location along with the secondary parent parking location not associated with the primary location, pointing out the diagram inaccurately depicted the stacking spaces beyond the proposed drop-off and pick-up area. She stated the site and floor plans were uninformative regarding the site use, adding the site was existing and had no plans for new development. She next stated staff recommended additional landscape buffering or fencing around the outside recreational areas to help limit noise and to limit the hours of operation of the outdoor recreational areas between 8:00 a.m. and 8:00 p.m., 7 days a week, concluding all comments had been forwarded to the applicant and engineer.

Ms. Sposito indicated she had not yet reviewed the comments from the Engineering Division regarding the request.

Ms. Molnar verified the Fire Department was working with the applicant's engineer to comply with the fire code and the life safety systems required for the school.

Mr. Nahra requested the security plan implemented for the school once the request was approved.

Mr. Ruth stated the Utilities Department had no comments.

Mr. James Herston, applicant's representative, indicated he was the original engineer of record for the facility and he possessed all of the construction drawings digitally. He confirmed staff comments had been received, inquiring whether the request would proceed to the June 27, 2022, Planning Commission meeting.

Ms. Hannon responded affirmatively, explaining the request would move forward with staff's updated comments. She indicated staff could not recommend approval until the additional comments were addressed, concluding City Council would be responsible for making the final decision.

Ms. Sposito added she would follow up with Mr. Bryan Clemons, Public Works Engineering Manager, regarding his comments for the request.

Mr. Bill Frank, applicant, recalled Ms. Hannon requested detailed drawings containing the internal specifications of the building, distributing a copy of same to Committee members.

Ms. Hannon indicated same would be provided to Mr. Mitchell Austin, Principal Planner, to review and verify if it was sufficient.

Mr. Frank then stated security concerns were being addressed for the facility, concluding with an explanation of his background in education and intentions for the school.

Ms. Molnar **MOVED** to forward SE-01-2022 to the Planning Commission along with the comments made this date, **SECONDED** by Ms. Sposito.

MOTION UNANIMOUSLY CARRIED.

STAFF COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 9:16 a.m.

**DEVELOPMENT REVIEW COMMITTEE
CITY OF PUNTA GORDA
07/ 8/2022**

APPLICATION REVIEW

Title: LOT-08-2022 - 300 Carmalita St

Funds:

Recommended Action: After all Department comments are addressed, staff recommends approval.

Summary: Staff is in receipt of a lot split application to split lots 13 and 14 (vacant) from lots 11 and 12 (developed). The lot split request does not create any non-conformities related to setbacks or lot sizes. Once the Lot Split is approved, the applicant must complete the property split application for Charlotte County. Once the County approves the request and assigns a new parcel identification number, Zoning will assign the new address.

Department/Division: Urban Design

EXHIBITS:

-
1. [Application](#)
 2. [Lot Split Staff report](#)
-

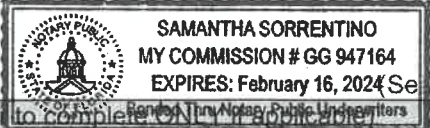


Received
 JUN 13 2022
 Urban Design

CITY OF PUNTA GORDA
 URBAN DESIGN
 326 WEST MARION AVENUE
 PUNTA GORDA, FL 33950
 (941) 575-3372
 Zoning@CityofPuntaGordaFL.com
 UrbanDesign@CityofPuntaGordaFL.com

LOT SPLIT APPLICATION

Date Received 6/13/2022	FILE # LOT-8-2022 <input checked="" type="checkbox"/> \$100.00 Application Fee CASH			
<input checked="" type="checkbox"/> ORIGINAL application with Signed & Notarized Lot Split Application and/or Affidavit Authorization for Agent (if applicable)	<input checked="" type="checkbox"/> Survey of the property (Signed & Sealed) <input checked="" type="checkbox"/> Date of Survey? _____ (within 12 months of application)			
<input checked="" type="checkbox"/> A copy of the deed or other evidence of ownership	TOTAL ACERAGE OF PROPERTY _____ Survey must show existing lot and survey of each new lot or parcel showing proposed simple lot spit Square Footage _____			
<input type="checkbox"/> Date applicant met with a representative of the Urban Design Staff prior to the submission of application? _____	<input type="checkbox"/> Boundary survey of platted lots (lands)			
<p>A simple lot split is applicable when the owner of the land wishes to subdivide a lot or parcel one time, without platting, into two (2) lots, provided that both lots conform, without the necessity of variance, to all requirements of the appropriate zoning category, and provided that both parcels have frontage on a public street.</p> <p>This application contains all required supplemental data and information that must be completed in accordance with the specific instructions in the application and returned to the Zoning & Code Compliance Division for processing.</p>				
Applicant Information				
Name	Megan Anne McGehee			
Address	300 Carmalita Street			
City	Punta Gorda			
State	FL			
Zip	33950			
Phone	941/276-0104			
Email address	Megan.Anne@comcast.net			
Authorized Agent –(if applicable – Property Owner must sign AGENT Affidavit below)				
Name				
Address				
City				
State				
Zip				
Phone				
Email address				
Land Surveyor				
Name	Van Buskirk & Fish Surveying and Mapping, Inc.			
Address	12450 Tamiami Trl S.			
City	North Port			
State	FL			
Zip	34287			
Phone	941/426-0681			
Email address	landsurveyor@vbfainc.com			
Property Address / Street Name				
Address	300 Carmalita Street			
City	Punta Gorda			
State	FL			
Zip	33950			
Legal Description of Property (Attach separate sheet if necessary)				
Punta Gorda Block 92 Lots 11, 12, 13, 14				
Parcel ID /Account #	Lot #	Block#	Section	Total Sq. Feet
412307208006	11,12,13,14	92		24,000

	Lot A	Lot B
Any existing structures located on the property:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning:	NR-15	NR-15
Required Minimum Lot width at street:		
Proposed Lot width at street:	50' Per Lot / Total 100'	50' Per Lot / Total 100'
Required Minimum Lot Width at building Line:		
Proposed Lot Width at Building Line:		
Required Minimum Lot Area Allowed:		
Proposed Lot Area:	6,000 SF Per Lot / 12,000 SF Total	6,000 SF Per Lot / 12,000 SF Total
Road abutting this property which qualifies as road frontage:	Carmalita Street	Carmalita Street
Are there any Variances/Special Exceptions applicable to property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, Explain:		
<input type="checkbox"/> Staff Approved <input type="checkbox"/> Staff Denied I have reviewed the proposed lot split and confirm this is a legal split according to the surveys attached hereto Comments: _____ Approved by: _____ Date: _____		
Once approved take copy of City approval and surveys to Charlotte County Real Property Division to have the individual parcel ID numbers assigned. Located at: 3 rd Floor Murdock Administration Office - Open 8-12 and 1-5 daily – Monday thru Friday		
NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT		
Signature of Owner or Authorized Agent _____ State of Florida County of Charlotte	Print Name Megan McGehee	Date 6/13/2022
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or [] online notarization this day of <u>13 June</u> , 20 <u>22</u> , by <u>Megan McGehee</u> , who is personally known to me or who has produced <u>FDL</u> as identification.		
Signature of Notary _____ (Signature of Notary)		
AGENT AFFIDAVIT (Property Owner to complete ONLY if applicable)		
I/We _____, property owner(s), hereby authorize _____ to act as Agent on our behalf regarding a LOT SPLIT APPLICATION on the property commonly known as _____ in Punta Gorda, Florida.		
Signature of Property Owner _____ STATE OF _____) COUNTY OF _____)	Print Name of Property Owner _____	Date _____
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.		
_____ (Signature of Notary)	_____ (Seal)	

Attachment For Lot Split Application

Legal Description: City of Punta Gorda, Block 92, Lots 11,12,13 & 14

RE: PID # 412307208006

I currently own the improved property located at 300 Carmalita Street, Punta Gorda, Florida, 33950. The improvements encumber Lots 11 and 12. Lots 13 and 14 are vacant lots. Each lot has dimensions of 50' x 120' or 6,000 square feet. As one economic site, there is a total of 24,000 square feet.

I wish to split the two vacant lots of Lot #13 and Lot#14 from PID #412307208006. I will be retaining Lots #11 and #12, which supports my residence.


Megan A. McGehee

Megan A. McGehee

①#1674
★

Prepared by and return to:
Jill C. McCrory
Attorney at Law
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
941-205-1122
File Number: 19117-M

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of May, 2019 between **TIMOTHY L. JAMES and RONNA S. JAMES**, his wife, individually and as Trustees of the **TIMOTHY L. JAMES and RONNA S. JAMES JOINT REVOCABLE TRUST** dated July 27, 2015 whose post office address is 300 Carmalita St., Punta Gorda, FL 33950, grantor, and **MEGAN A. McGEHEE** whose post office address is 25128 Mercedes Drive, Punta Gorda, FL 33983, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Charlotte County, Florida** to-wit:

Lots 11, 12, 13 and 14, Block 92, SUBDIVISION OF ORIGINAL BLOCK 92 OF CITY OF PUNTA GORDA, according to the map or plat thereof as recorded in Plat Book 1, Page 20-V, Public Records of Charlotte County, Florida.

Parcel Identification Number: 412307208006

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Amber Mollen
Witness Name: Amber Mollen
Cynthia M. Glitch
Witness Name: Cynthia M. Glitch

[Signature] (Seal)
TIMOTHY L. JAMES, Individually and as Trustee
[Signature] (Seal)
RONNA S. JAMES, Individually and as Trustee

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 9th day of May, 2019 by TIMOTHY L. JAMES and RONNA S. JAMES, who are personally known or have produced a driver's license as identification.

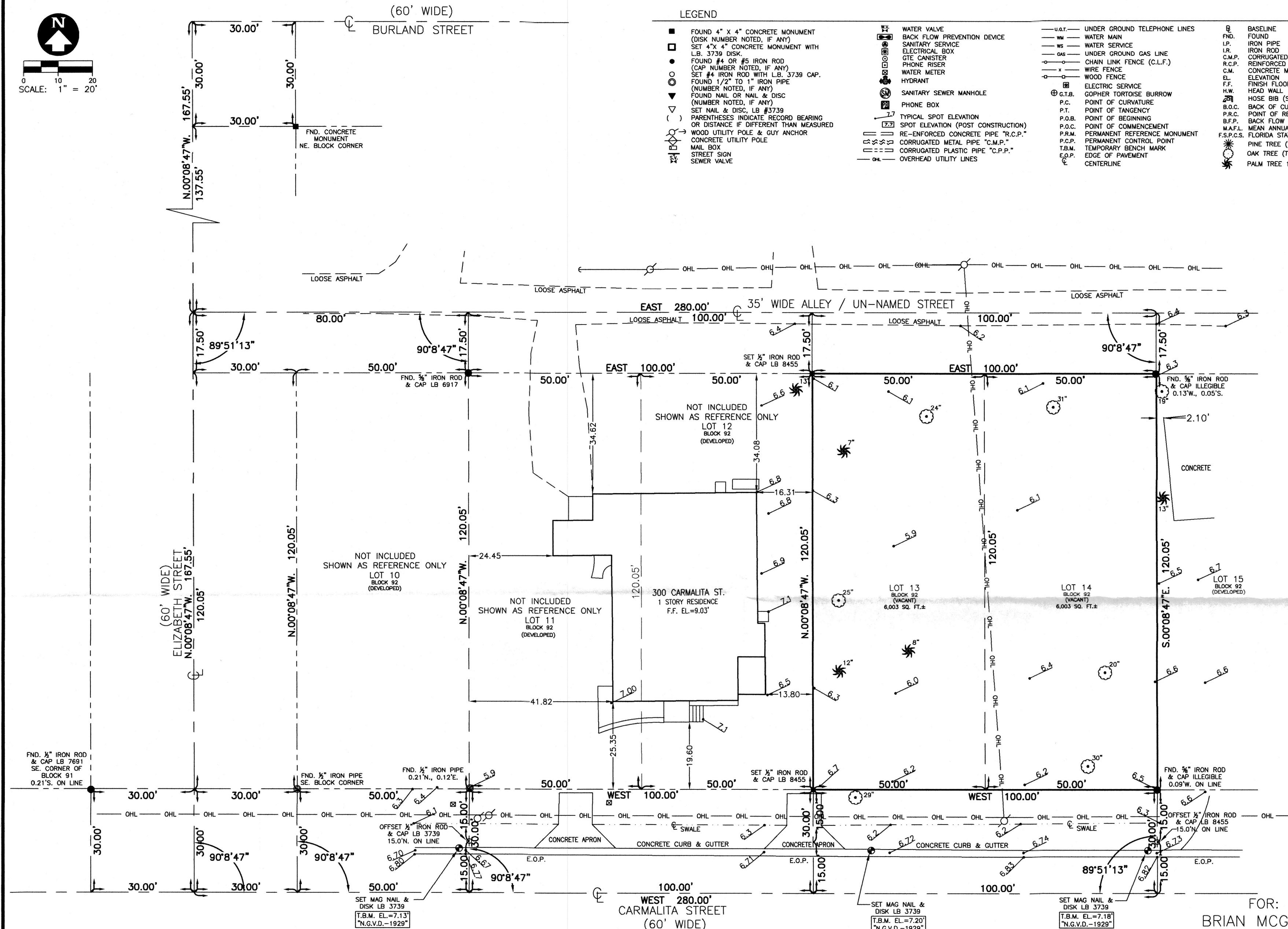
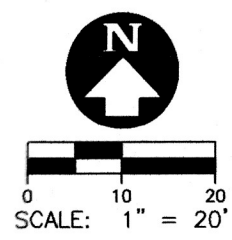
[Notary Seal]

[Signature]
Notary Public

Printed Name:

My Commission Expires:





LEGEND	
■	FOUND 4" x 4" CONCRETE MONUMENT (DISK NUMBER NOTED, IF ANY)
□	SET 4" x 4" CONCRETE MONUMENT WITH L.B. 3739 DISK
●	FOUND #4 OR #5 IRON ROD (CAP NUMBER NOTED, IF ANY)
○	SET #4 IRON ROD WITH L.B. 3739 CAP.
○	FOUND 1/2" TO 1" IRON PIPE (NUMBER NOTED, IF ANY)
○	FOUND NAIL OR NAIL & DISC (NUMBER NOTED, IF ANY)
○	SET NAIL & DISC, LB #3739
()	PARENTHESES INDICATE RECORD BEARING OR DISTANCE IF DIFFERENT THAN MEASURED
○	WOOD UTILITY POLE & GUY ANCHOR
○	MAIL BOX
○	STREET SIGN
○	SEWER VALVE
○	WATER VALVE
○	BACK FLOW PREVENTION DEVICE
○	SANITARY SERVICE
○	ELECTRICAL BOX
○	GTE CANISTER
○	PHONE RISER
○	WATER METER
○	HYDRANT
○	SANITARY SEWER MANHOLE
○	PHONE BOX
○	TYPICAL SPOT ELEVATION
○	SPOT ELEVATION (POST CONSTRUCTION)
○	RE-REINFORCED CONCRETE PIPE "R.C.P."
○	CORRUGATED METAL PIPE "C.M.P."
○	CORRUGATED PLASTIC PIPE "C.P.P."
○	OVERHEAD UTILITY LINES
○	UNDER GROUND TELEPHONE LINES
○	WATER MAIN
○	WATER SERVICE
○	UNDER GROUND GAS LINE
○	CHAIN LINK FENCE (C.L.F.)
○	WIRE FENCE
○	WOOD FENCE
○	ELECTRIC SERVICE
○	Gopher TORTOISE BURROW
○	POINT OF CURVATURE
○	POINT OF BEGINNING
○	POINT OF COMMENCEMENT
○	PERMANENT REFERENCE MONUMENT
○	PERMANENT CONTROL POINT
○	TEMPORARY BENCH MARK
○	EDGE OF PAVEMENT
○	CENTERLINE
○	BASELINE
○	FOUND
○	IRON PIPE
○	IRON ROD
○	CORRUGATED METAL PIPE
○	REINFORCED CONCRETE PIPE
○	CONCRETE MONUMENT
○	ELEVATION
○	FINISH FLOOR
○	HEAD WALL
○	HOSE BIB (SPIGOT)
○	BACK OF CURB
○	POINT OF REVERSE CURVATURE
○	BACK FLOW PREVENTION DEVICE
○	MEAN ANNUAL FLOOD LINE
○	FLORIDA STATE PLANE COORDINATE SYSTEM
○	PINE TREE (TYP)
○	OAK TREE (TYP)
○	PALM TREE 10" DIAMETER (TYP)

TREE COUNT	
7	OAK TREES
5	PALM TREES
12	TOTAL TREES

SURVEYOR'S NOTES/REPORT:

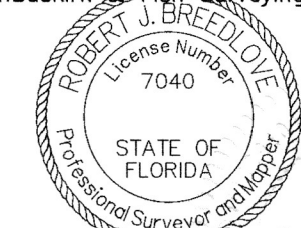
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF N.00°08'47"W. WAS ASSIGNED TO THE CENTERLINE OF ELIZABETH STREET PER RECORD PLAT.
- EASEMENTS SHOWN IF ANY, ARE INTERPRETED FROM RECORD PLAT DEDICATIONS OR TITLE INFORMATION SUPPLIED TO OR ACQUIRED BY THE SURVEYOR AT TIME OF SURVEY. THE SURVEYED PROPERTY MAY BE SUBJECT TO OTHER RESERVATIONS, RESTRICTIONS, COVENANTS, EASEMENTS OR AGREEMENTS AFFECTING TITLE NOT DEPICTED ON THIS SURVEY. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. IF UTILITIES ARE SHOWN, THEY WERE LOCATED AS MARKED BY OTHERS AND THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR THE COMPLETENESS OF SAID UTILITY LOCATIONS. IF ADJACENT LOT SEPTIC LOCATIONS ARE SHOWN THEY ARE BASED ON FIELD DETERMINATIONS. THE ENGINEER IS RESPONSIBLE FOR VERIFYING LOCATIONS WITH COUNTY HEALTH DEPARTMENT RECORDS. THE PROPERTY MAY BE SUBJECT TO ENVIRONMENTAL RESTRICTIONS AFFECTING USE, THAT ARE NOT ADDRESSED AS PART OF THIS SURVEY. THE OWNER SHOULD CONTACT APPROPRIATE GOVERNMENTAL AGENCIES FOR CLARIFICATION OF ANY POSSIBLE ENVIRONMENTAL IMPACTS AFFECTING THE PROPERTY.
- D.U.E. : DENOTES DRAINAGE AND UTILITY EASEMENT.
- ENCROACHMENTS AS DETERMINED BY THE SURVEYOR IF ANY, ARE AS NOTED ON THE DRAWING.
- DESCRIPTION OF REAL ESTATE TO BE SURVEYED WAS FURNISHED BY CLIENT.
- PROPERTY LIES WITHIN F.E.M.A. ZONE "AE" B.F.E. = 8 FEET. REF.: F.I.R.M. MAP 12015C 0241 F. EFFECTIVE: MAY 5, 2003.
- ELEVATIONS SHOWN ARE BASED ON N.G.V.D. OF 1929, ADJUSTED FROM N.G.S. BENCH MARK K-38 RE-SET 1973. BASE BENCH MARK DATA ESTABLISHED BY OTHERS.
- THE RELATIVE POSITIONAL ACCURACY OF THIS MAP OF SURVEY IS BASED ON A PROPORTIONAL MATHEMATICAL RESOLUTION RELATIVE TO CONTROL MEASUREMENTS FROM THE RECORD PLAT MONUMENTATION SHOWN ON THIS MAP. TYPICAL FIELD MEASUREMENT ACCURACIES MEET OR EXCEED ± 0.07' + DISTANCE X 50/1,000,000.

DESCRIPTION OF REAL ESTATE (O.R. 4437, PG. 928)
 LOTS 13 & 14, BLOCK 92, SUBDIVISION OF ORIGINAL BLOCK 92 OF CITY OF PUNTA GORDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 20, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

FOR:
BRIAN MCGEEHEE
 CERTIFICATE

I, hereby certify that this Map/Report of Survey as shown and/or described herein represents the results of Field Surveys performed under my supervision, that it is true and accurate to the best of my knowledge, information and belief and meets the requirements of Chapter 5J-17, F.A.C. pursuant to Section 472.027, F.S. Subject to all notations as shown herein.

VanBuskirk & Fish Surveying and Mapping, Inc. LB#8455



DN: c=US, o=Florida,
 dnQualifier=A01410D
 0000017CEB0D72550
 0007DC8, cn=Robert J
 Breedlove
 Date: 2022.06.13
 13:11:52 -04'00'

By: Robert J. Breedlove P.S.M.
 Registered Professional Surveyor & Mapper
 Florida Certificate No. 7040

Date of Survey: JUNE 13th, 2022
 "Not valid without the signature and seal or its electronic equivalent of the certifying Surveyor and Mapper."

MAP OF BOUNDARY SURVEY OF
 LOTS 13 & 14, BLOCK 92, SUBDIVISION
 OF ORIGINAL BLOCK 92 OF CITY OF PUNTA GORDA
 CHARLOTTE COUNTY, FLORIDA

VAN BUSKIRK & FISH
 Surveying & Mapping, Inc.
 12450 Unif C Tamiami Trail • North Port, FL 34287 • (941) 426-0681

DATE:	6/13/22
SCALE:	AS NOTED
DRAWN:	GC
PROJECT NO.	22-1168
SHEET	1
OF 1 SHEETS	

REVISIONS:	BY:



DEVELOPMENT REVIEW COMMITTEE

Staff Report

TO: Megan McGehee
THRU: Lisa Hannon, Zoning Official
FROM: City of Punta Gorda Development Review Committee
DRC DATE: July 8, 2022
RE: Lot-08-2022 – 300 Carmalita St

The following concerns were identified by the City's Development Review Committee for the above-referenced project.

Urban Design/Zoning Division

Urban Design Comments

1.

As representative of the Urban Design DIVISION I certify concurrency for Parks and Recreation and Transportation for this development activity.

Lisa Hannon	6/30/2022
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Urban Design Representative	Date
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Engineering Division

Engineering Comment

As representative of the Engineering Division I certify concurrency for stormwater drainage for this development activity.

Engineering Division Representative	Date
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**DEVELOPMENT REVIEW
COMMITTEE**

Staff Report

Sanitation

Sanitation Comment

Residential properties receive trash cart collection only. Trash containers must be stored inside a garage or behind a buffer. Sanitation has reviewed the document and has no objections.

As representative of the Sanitation Division I certify concurrency for solid waste for this development activity.

Jennifer Daumann	6/15/2022
Sanitation Division Representative	Date

Utility Department

(General Concerns #1-7)

1. Plans must specify water meter size(s) and backflow protection devices. **PROPERTY OWNER** must contact the Finance Department, Billing and Collection, Division at 126 Harvey Street, 2nd Floor, (941) 639-2528, to establish a utility billing account, and to order meter installation(s). Water meter installation is scheduled after applications and fee payments are complete.
2. Water and sewer impact fees are calculated by the Finance Department, Billing and Collection Division, at (941) 639-2528.
3. All water connections require a backflow protection device. All irrigation, fire protection and commercial connections require a reduced pressure zone type backflow assembly. Coordination with the City Utility Department and the Fire Department will be required.
4. All utility improvements must to be inspected, tested, and approved by Utility Department staff prior to placing into service. Project inspections will be based on approved plans. Building C.O.'s will be denied for utility construction not in agreement with approved plans.
5. Determination of location of buried sewer service lines is the duty of the applicant. Copies of utility maps will be provided by the City. Location of services is not guaranteed or assured by the City. Sewer service is considered available when a gravity main is adjacent to a property line. If a



DEVELOPMENT REVIEW COMMITTEE

Staff Report

service does not exist, construction of any new service line necessary is the responsibility of the developer.

6. Utility connections are subject to sufficient capacity availability at the water plant and at the wastewater plant at the time of connection. Capacity availability is determined on a first come first served basis at the time of unit C.O. Construction plan approval does not reserve capacity.
7. Properties that include a mix of both residential and non-residential shall have separate meters and billing accounts for each use, possibly including additional water/sewer impact fees. Contact the Finance Department, Billing and Collection Division, at (941) 575-3339 for any applicable water/sewer impact fees.

Utilities Department Additional Comments

As representative of the Utility Department I certify concurrency for water and sewer for this development activity.

Utilities Department Representative	Date
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Building Department

(General Concerns)

Building Department Additional Comments



DEVELOPMENT REVIEW COMMITTEE

Staff Report

Building Department Representative Kathleen Croteau	Date 06/14/2022
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Fire Department

Comments

Fire Department Representative	Date
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Police Department

Comments
No issues

Captain Norman Nahra	6/14/22
Police Department Representative	Date