

Application No.
PA-14-09-13
(Plan Amendment)

Applicant
ONMI Sports, LLC /
PKR to COM, Taylor Rd., Punta Gorda

Legislative

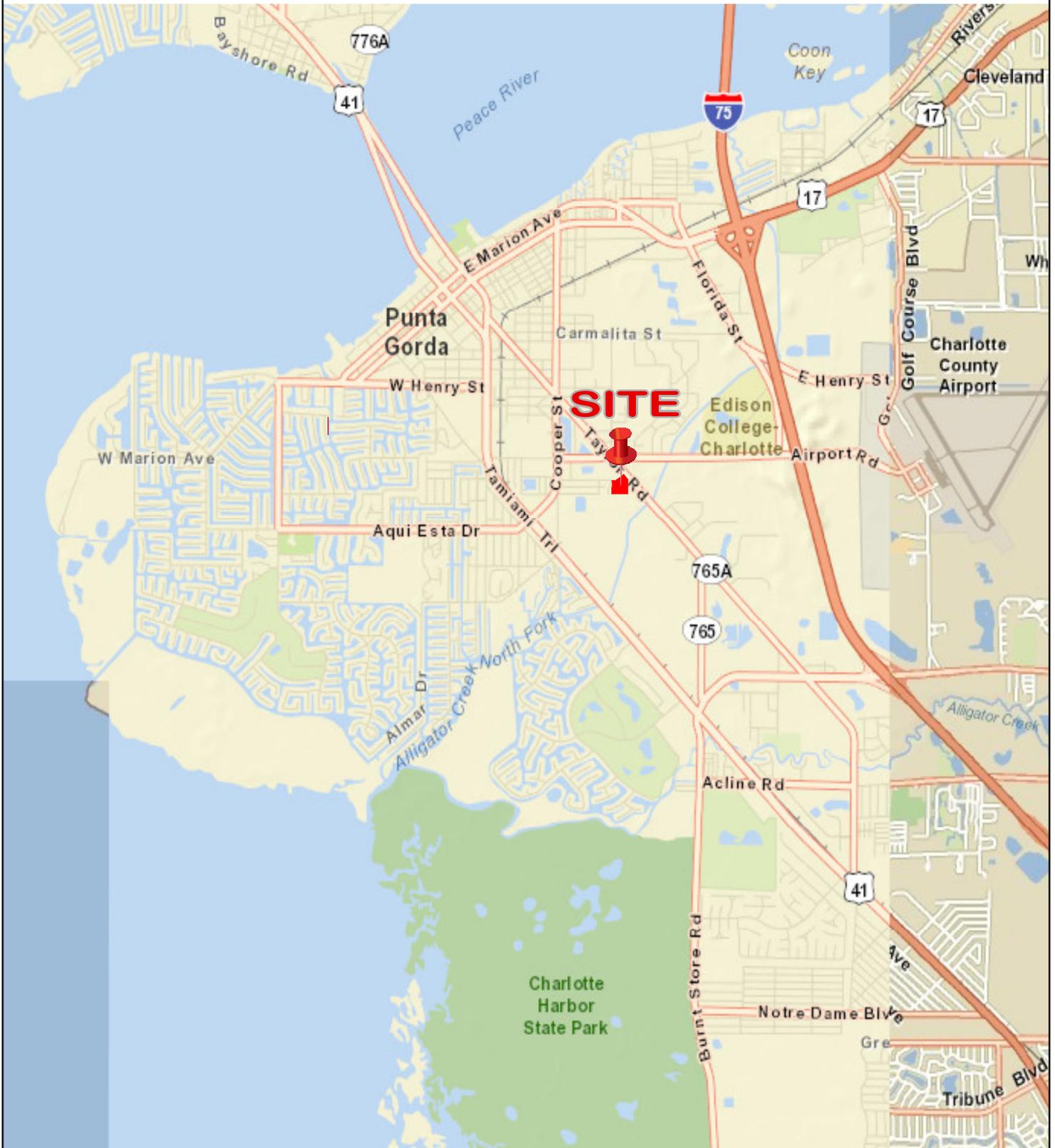
Commission Dist. II



Community Development

CHARLOTTE COUNTY

Location Map for PA-14-09-13



17/41/23 Mid-County

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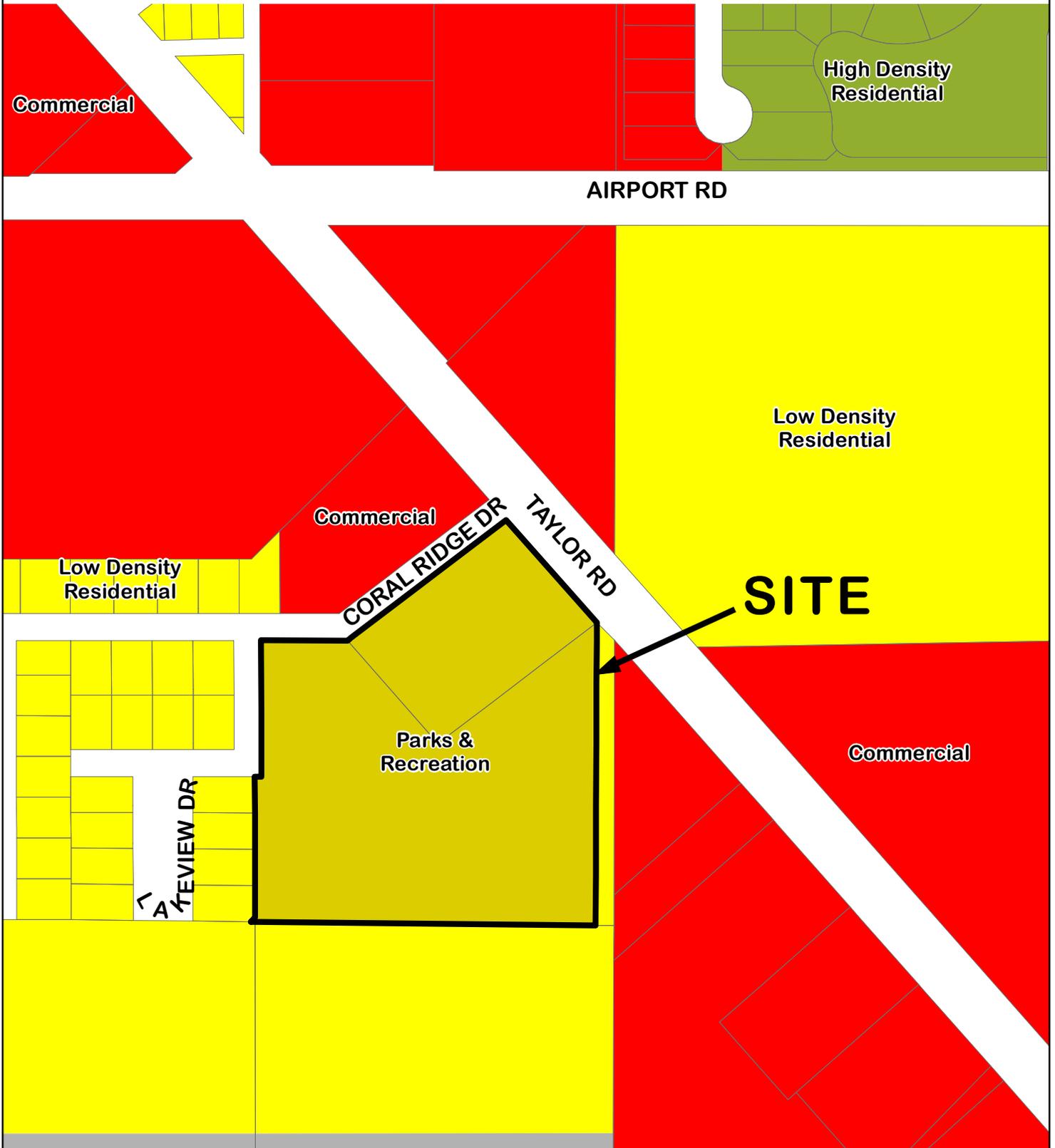
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Community Development

CHARLOTTE COUNTY

FLU Map for PA-14-09-13



17/41/23 Mid-County

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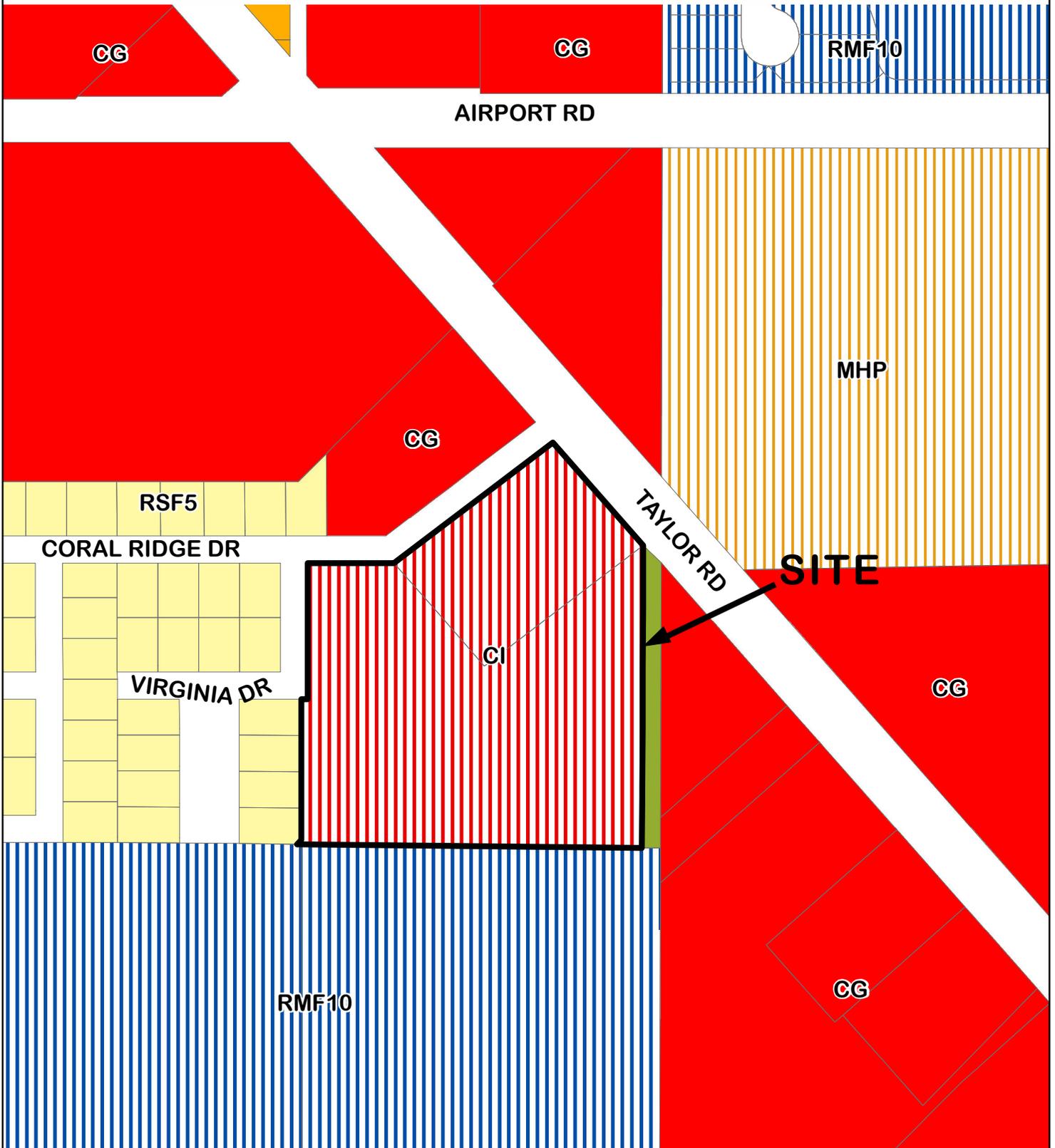
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CHARLOTTE COUNTY

Zoning Map for PA-14-09-13



17/41/23 Mid County

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Community Development Department Staff Report for PA-14-09-13

DATE: October 17, 2014

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Jie Shao, Planner III

REQUESTED

ACTION(S): A privately-initiated request to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Parks and Recreation (PKR) to Commercial (COM)

PART I

Applicant(s): ONMI Sports, LLC
21229 Olean Boulevard, Suite B
Port Charlotte, FL 33952

Owner(s): Same as applicant

**General Location
and Acreage:**

The subject property is located at 2531 and 2551 Taylor Road, in the Punta Gorda area. It contains approximately 8.7 acres.

Account Number(s): 412317134001 & 41237134002

Analysis:

The owner, ONMI Sports, LLC, is requesting a small-scale plan amendment from Parks and Recreation (PKR) to Commercial (COM). The subject property is located at the southwest corner of Taylor Road and Coral Ridge Drive, in the Punta Gorda area. The stated purpose of this petition is to allow the applicant/owner to develop commercial uses at the southwest corner of Taylor Road and Coral Ridge Drive, which would complement the development of a community commercial center at the intersection of Taylor Road and Airport Road.

History

In 2010, the petitioner, ONMI LLC, requested a small scale plan amendment to the County's Future Land Use Map (FLUM) from Low Density Residential (LDR) to Parks and Recreation (PKR), and a companion rezoning from Agriculture Estates (AE) to Commercial Intensive (CI). The purpose of that unified petition was to allow the applicant/owner to build a Sports Training Facility, including indoor and outdoor recreational facilities. The Board of County Commissioners approved that unified petition on October 18, 2010. However, almost four years later, the only allowable use

was unsuccessful and the business has been closed. Therefore, the applicant/owner is now applying for a Future Land Use Map amendment in order to have some commercial uses on the subject property.

Consistency with the County's Comprehensive Plan

The subject site is designated as part of an Economic Center on the 2050 Framework Map. According to **FLU Policy 5.3.1: Economic Centers** of the Smart Charlotte 2050 Plan, *Economic Centers are focused locations of regional commercial and employment uses and these areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character.* The proposed commercial uses will not only add additional commercial uses to complete the commercial center at the intersection of Taylor Road and Airport Road, but will also provide job opportunities within the County. Therefore, the proposed change is supported by the County's Comprehensive Plan.

Compatibility and Impacts on the Residential Uses

To the north, across Coral Ridge Drive, the property is designated for commercial uses and is owned by the same owner. To the northeast, across Taylor Road, the property is also designated for commercial uses. To the east, there is one property currently designated for residential uses and the rest of the properties are designated for commercial uses. There are a few scattered single-family homes and some vacant residential lots to the west. The proposed commercial uses are compatible with the existing and future uses to the north, northeast and east. The site will have a direct access to Taylor Road through Coral Ridge Drive and the residents to the west will be able to access the site through Coral Ridge Drive. Furthermore, the landscaping, buffering, and setback requirements of the existing CI zoning district will help minimize any impacts on the residential neighborhood to the west.

Concurrency Issues

- *Water and Sewer:* The proposed commercial uses would lead to an increased use of utilities. However, the City of Punta Gorda Utility has more than sufficient capacity to accommodate the proposed recreational uses. According to a letter from the City of Punta Gorda, dated September 9, 2014, the wastewater collection service is not available at this time. A wastewater collection system has not been constructed in the community where the subject property is located. The proposed commercial development will be served by an on-site septic system.
- *Traffic:* After reviewing the applicant's traffic impact study (dated September 2014), the County Transportation Planner has agreed with the conclusion regarding the potential traffic impacts, which is that in the year 2030, the analysis indicates Taylor Road would operate at a deficient level of service with the background traffic (without the proposed plan amendment). However, if in the future (2030), Taylor Road is expanded from 2-lane roadway to a 4-lane roadway, then Taylor Road would operate at an acceptable level of service with or without the proposed plan amendment.

STAFF RECOMMENDATION:

"Motion to forward application No. PA-14-09-13 to the Board of County Commissioners with a recommendation of Approval, based on the findings and analysis in the staff report dated October 17, 2014 and the evidence presented at the public hearing on the application."

Conclusion:

The proposed small scale plan amendment is consistent with the goals, objective, and policies of the County’s Comprehensive Plan.

The Planning and Zoning Board proposed recommendations:

“Motion to forward application No. PA-14-09-13 to the Board of County Commissioners with a recommendation of Approval/Denial, based on the findings and analysis in the staff report dated October 17, 2014 and the evidence presented at the public hearing.”

PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** Economic Center
2. **2030 Service Area Delineation:** Urban Service Area
3. **Existing Land Use on the Site:** The site contains a metal building, pole barn and vacant land.
4. **Existing Designation(s):**

FLUM	Development Standard
Parks and Recreation (PKR)	<p>These lands are designated for either active (facilities based) or passive (resource based) recreational uses.</p> <p>General Range of Uses These lands may contain park sites with many associated facilities or with minimal facilities, and may include public services and facilities. Parks and recreational lands may be publicly or privately owned.</p> <p>Maximum Intensity</p> <ul style="list-style-type: none"> • The maximum FAR for all structures in a primarily active park is 0.7 and the maximum impervious surface coverage is 35 percent. • The maximum FAR for all structures in a primarily passive park is 0.1 and the maximum impervious surface coverage is ten percent.
Zoning	Development Standard
Commercial Intensive (CI)	<p>The purpose and intent of the commercial, intensive (CI) district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for those commercial activities which are like or which have many of the same needs as industrial land uses. Such uses often rely on large ground areas for storage or display of goods, are relatively insensitive to the impacts of adjacent land uses, while generating substantial impacts on their neighbors. Commercial, intensive land uses are generally services, particularly warehousing, distribution and compatible businesses oriented to the sale and service of automobiles and boats. The CI district is and is intended to be intermediate between consumer-oriented commercial and light industrial uses.</p> <ul style="list-style-type: none"> • Minimum lot size is 12,000 square feet. • Minimum lot width is 100 feet. • Maximum lot coverage is 50%. • Maximum structure height is 60 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 25 feet;

	<ul style="list-style-type: none"> ○ Side setback is 20 feet (Abutting a road); ○ Rear setback is 10 feet (Abutting a lot).
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Table 1

5. Proposed Designation(s):

FLUM	Development Standard
Commercial (COM)	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to which the development may occur.</p> <p>General Range of Uses These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p>Community: These developments are designed to provide for the daily shopping and service needs of residents located in surrounding neighborhoods with a service area of up to a ten-mile radius. Businesses operating in these areas provide daily convenience and retail goods such as food, drugs, and sundries as well as professional and business services which meet the needs of the trade area.</p> <p>Locational Standards: These developments shall be located adjacent to and with access provided by arterial or collector roadways.</p> <p>Residential Support: up to 40,000 persons</p> <p>Size: Three to 30 acres</p> <p>Maximum Intensity: 0.5 FAR for commercial / retail 1.0 FAR for professional office buildings</p>

Zoning	Development Standard
N/A	N/A

Table 2

6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction	Existing Land Use	FLUM Designation	Zoning District Designation
North	Vacant lands designated for commercial uses	Commercial (COM)	Commercial General (CG)
East	Single-family homes Taylor Road Vacant lands designated for commercial uses Vacant lands designated for residential uses	Commercial (COM) Low Density Residential (LDR)	Commercial General (CG) Mobile Home Park (MHP)
South	Vacant lands designated for residential uses Vacant lands designated for Industrial Uses (However, there is an	Low Density Residential (LDR) Low Intensity Industrial (LII)	Residential Multi-family 10 (RMF-10)

	inconsistency between Future Land Use Map designation and zoning district.)		
West	Single-family homes Vacant lands designated for residential uses	Low Density Residential (LDR)	Residential Single-family 5 (RSF-5)

Table 3

7. Buildout Calculations (square footage &/or density):

The proposed Commercial FLUM designation involves no residential density. Based on the proposed commercial FLUM designation and the existing CI zoning district, the maximum Floor Area Ratio is 0.5 and the maximum building height is 60 feet; therefore, the maximum buildout of the subject site is 189,486 square feet of commercial uses.

8. Is the subject site within a Community Planning Area or Special Plan area? The site is not located within any Community Planning Area or Special Plan area.

9. Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves? The subject property is not adjacent to any of the existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves.

10. Is the proposed land use designation(s) consistent with the provisions of the:

- a. Charlotte Harbor Aquatic Preserves Management Plan?** The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
- b. Lemon Bay Aquatic Preserve Management Plan?** The subject property is located outside of the boundary of the Lemon Bay Aquatic Preserve.

11. Does the subject site contain any designated archaeological site or historic structures?

According to the Florida Master Site File, the subject site does not contain any historic structures nor is it designated as an archaeological site.

12. Are there wetlands on the property? No

- a. Number of acres of Category I:** No
- b. Number of acres of Category II:** No

13. Natural Resources:

- a. Significant natural resources and/or critical habitat for endangered/potentially endangered species:** According to the Protected Species Assessment report prepared by Ian Vincent & Associates and dated July 2013, the site does not contain any wetlands. Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.
- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** No
- c. Is the subject site within the Special Surface Water Protection Overlay District?** No

- d. **Is the subject site within the Watershed Overlay District?** No
- e. **Is the subject site within a Wellhead Protection Area?** No
- f. **Is the subject site within the Prime Aquifer Recharge Area?** No

14. Coastal Planning:

- a. **Is the subject site within the Coastal Planning Area?** The subject site is located within the Coastal Planning Area.
- b. **Could the proposed changes impact beach accessibility?** No
- c. **Could the proposed change affect other waterfront access?** No
- d. **Flood Zone:** The subject site is located in Flood Zone 8AE, with a determined base flood elevation at 8 feet.
- e. **Storm Surge and Excavation Zone:** The subject site is located in Storm Surge Evacuation A Zone.
- f. **Coastal High Hazard Area?** Yes
- g. **Could the proposed changes impact evacuation times?** No

15. Charlotte County Facilities and Services

- a. **Nearest Park:** N/A
- b. **Nearest Police Station:**
Name: District 3
Address: 7474 Utilities Road, Punta Gorda
Distance: approximately six miles to the northwest of the subject site
- c. **Nearest Fire/EMS Station:**
Name: Charlotte County Station No. 7
Address: 7273 Florida Street, Punta Gorda
Response Time: Approximate response time is 4-6 minutes
- d. **Nearest Library:** N/A
- e. **Nearest Hospital:**
Name: Charlotte Regional Medical Center
Address: 809 East Marion Avenue, Punta Gorda
Distance: approximately seven miles to the northeast of the subject site
- f. **Nearest Potential Emergency Shelter:** N/A
- g. **Nearest Public Schools:** N/A

16. Concurrency

- a. **Roads Level of Service:** See attached report from Venkat Vattikuti, Transportation Planner
- b. **Potable Water Level of Service:** City of Punta Gorda
 1. *Provider's Name:*

Permitted Facility Capacity	225 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated water needs
10,000,000	5,088,000	9,474

Table 4

2. *Analysis:* If the Board of County Commissioners (Board) approves this small sale plan amendment application, it will allow the property owner to have a maximum of 189,486 square feet of commercial commercial uses. The estimated water usage would be 9,474 gallons per day. City of Punta Gorda retains enough capacity to serve the proposed commercial development.

c. Sanitary Sewage Level of Service: City of Punta Gorda

1. *Provider's Name:*

Permitted Facility Capacity	190 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated sewer needs
12,000,000	2,301,000	8,053

Table 5

2. *Analysis:* If the Board approves this small scale plan amendment petition, it will allow the property owner to have a maximum of 189,486 square feet of commercial uses. The estimated sewer generation would be 8,053 gallons per day. However, the wastewater collection service is not available at this time. A wastewater collection system has not been constructed in this community. The proposed commercial development will be served by an on-site septic system.

d. Park and Recreation Level of Service:

1. *Level of Service*
Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 populations
2. *Analysis:*
A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 populations.

e. Schools: N/A

f. Solid Waste:

1. *Refuse Collector:* Waste Management Inc. of Florida
2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management
3. *Level of Service*
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident
 - Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service*
New arterials – flood free in the 100-year rainfall event

New and improved collectors - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall

Stormwater management facilities - in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities- maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings) - on-site stormwater management for a 25-year, 24-hour rainfall.

2. *Analysis:*

The Southwest Florida Water Management District and the Community Development Department review stormwater management plans on a project specific basis.

17. Capital Improvements Program

- a. **Are any updates to the CIP required as a result of this petition?** No

18. Intergovernmental Coordination

- a. **Does this amendment require comments from or coordination with adjacent governments or other governmental agencies?** A copy of this application was emailed to the City of Punta Gorda Planning Department for comments on October 3, 2014. The City of Punta Gorda staff has no objection to this small scale plan amendment petition.

19. Has a public hearing been held on this property within the last year? No

20. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:

FLU Objective 5.3: Economic Centers and CRAs

To create distinctive places of unique character and identity, maximize their economic benefit, and create more walkable and transit supportive places.

FLU Policy 5.3.1: Economic Centers

Economic Centers are focused locations of regional commercial and employment uses. Although these Centers have yet to fully develop and currently lack the intensity and mix of use that would maximize their economic benefit and create more walkable and transit supportive places, these areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character.

FLU Policy 5.4.2: Limit Expansion of Strip Commercial

The County shall deny FLUM amendments to the Commercial category that will allow new strip commercial development. An exception to this policy may be made in the case of infill development where a property is located between two properties already designated Commercial, or in order to increase the depth of an existing Commercial lot(s) where:

- a. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is required to submit a unified development proposal; or

- b. The proposed development is required to have joint, interconnected access and is under the same ownership, or under unified control, with the existing lot(s), and the proposed development is part of a Planned Development rezoning that includes both the existing and proposed properties.

FLU Objective 5.7: General Standards for Non-Residential Development

To ensure that future commercial, office and industrial uses are consistent and compatible with the character of the area in which the uses are located.

FLU Policy 5.7.3: Commercial Access

The County shall require that commercial land uses that request to have access to local roads, but which have frontage on and access to an arterial or collector roadway, provide an analysis that provides the reasons why it is necessary. Joint access with adjacent commercial sites and safety issues must be included as part of the analysis. The commercial access may be approved by the County as part of the Site Plan Review process should the need for the access be proven to improve the health, safety, and welfare of the public. Should the commercial land use be located within an area that has an adopted Revitalization Plan, Emerging Area Plan or Special Area Plan that provides standards for local road access, a statement referring to these standards is adequate support material.

FLU Policy 5.7.4: Commercial Landscaping and Buffering

The County shall enforce its landscaping and buffer regulations on all new commercial developments to protect the aesthetic qualities of commercial lands; to provide shady, well-landscaped parking lots in all commercial areas; and to provide buffering in order to protect adjacent, less intensive land uses from adverse impacts such as noise, lighting, and traffic. Alternate urban design standards shall be required for areas that are developed under a Revitalization Plan, an Emerging Area Plan or a Special Area Plan.

21. Standards for Rezoning Approval: Not applicable at this time



MEMORANDUM

Date: October 24, 2014
To: Jie Shao, Planner III
From: Jamie Scudera, Environmental Specialist
Subject: PA-14-09-13
ONMI Sports, LLC
2531 & 2551 Taylor Road

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

- The applicant is proposing to amend ± 8.70 acres from the current Future Land Use Map (FLUM) designation of Parks and Recreation to Commercial (COM).
- The applicant has submitted a Florida Land Use, Cover and Forms Classification System (FLUCCS) Map and listed species assessment by Ian Vincent & Associates dated July 2013 documenting no listed species utilization.

If this petition is approved, the following conditions will be reviewed for compliance prior to final Site Plan Review Committee approval and the issuance of any county permits or land improvement activities.

- All applicable county, state and federal authorization/permits, and mitigation (if necessary) will be required.
- Currently, no Florida Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits are required for final DRC approval, but if evidence of listed species utilization is documented in the future possible FWCC/FWS permit may need to be provided to staff prior to and the issuance of county permits and land clearing activities.

- If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-2:

Article IX. *TREE REQUIREMENTS**

**All heritage trees (per Section 3-2-190) must remain preserved.

Chapter 3-5:

Article IV, *CLEARING, FILLING AND SOIL CONSERVATION*,
Article XVIII, *LANDSCAPING AND BUFFERS*.

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

Please contact me if you have any questions or need additional information (941) 743-1290.

JS

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COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division

18500 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1242 | Fax: 941.743.1292

**Planned Development Rezoning
Petition/ Account Number: PA-14-09-13**

TO: Honorable Board of County Commissioners
The Planning and Zoning Board

FROM: Venkat Vattikuti

DATE: Oct 17, 2014

REQUESTED ACTION:

APPLICANT: OMNI Sports, LLC

OWNER: OMNI Sports, LLC 21229 Olean Blvd, Suite B, Port Charlotte, FL 33952

GENERAL LOCATION: Property Account No: 412317134002 & 412317134001

1 **ANALYSIS:**

2 From the transportation perspective, with the proposed Future Land Use Map
3 designation change from Parks and Recreation (PKR) to Commercial (COM), there
4 would not be any significant increase in the number of new trips and the
5 surrounding roadway segments (Taylor Road between Airport Road to Jones Loop
6 Load & Airport Road between US Highway 41 to Florida Street) within the area of
7 significance of the subject property are currently operating at acceptable levels
8 of service would continue to operate at acceptable levels of service in the
9 analysis year 2015 and 2035 and offer no comments.



**CHARLOTTE COUNTY
 BUILDING AND GROWTH MANAGEMENT DEPARTMENT**

**UNIFIED APPLICATION for
 SMALL SCALE PLAN AMENDMENT (MAP) and REZONING**

Date Received:	Time Received:
Date of Log-in:	Petition #: Accela #:
Receipt #:	Amount Paid:

1. PARTIES TO THE APPLICATION

Name of Applicant: ONMI Sports, LLC

Mailing Address: 21229 Olean Blvd., Suite B

City: Port Charlotte State: FL Zip Code: 33952

Phone Number: Fax Number:

Email Address:

Name of Agent: Geri L. Waksler, McCrory Law Firm

Mailing Address: 309 Tamiami Trail

City: Punta Gorda State: FL Zip Code: 33950

Phone Number: (941) 205-1122 Fax Number: (941) 205-1133

Email Address: geri@mccrorylaw.com

Name of Engineer/Surveyor: Robert Orren South, South Survey

Mailing Address: 5500 Sabal Palm Lane

City: Punta Gorda State: FL Zip Code: 33982

Phone Number: (941) 639-4123 Fax Number:

Email Address: puntagordaboy@hotmail.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):

ONMI Sports, LLC

Mailing Address: 21229 Olean Blvd., Suite B

City: Port Charlotte State: FL Zip Code: 33952

Phone Number: Fax Number:

Email Address:

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 412317134002, 412317134001		
Section: 17	Township: 41	Range: 23
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 8.70 +/- acres		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION: A written, notarized authorization from each owner must be provided with this application if:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Parks and Recreation	8.70 +/- acres
Zoning District(s)	Acreage
CI - Commercial Intensive	8.70 +/- acres

8. APPLICANT'S PROPOSED CHANGE(S):

Amending FLUM designation(s) to:

Commercial

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?

N/A

9. REASON FOR PROPOSED CHANGE(S):

Existing land use and zoning allow for only one use, which was unsuccessful. A land use change will permit future use of the property.

10. CURRENT LAND USE OF SUBJECT PROPERTY: (example: house, vacant land, barn, etc.)

Metal building, pole barn and vacant land.

11. SURROUNDING LAND USES:

North: Vacant Commercial land owned by applicant

South: Vacant land with RMF-10 zoning

East: Vacant access strip with AE zoning, CG zoned lot with SF residence

West: Virginia Way, 4 lots with RSF-5 zoning, 1 with SF residence

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Taylor Rd.,; Airport Rd.

- ii. *Traffic Impact Report*: This narrative does not need to be authored by a registered professional engineer. Address the number of vehicle trips that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from the utility companies (water/sewer) stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report* showing the gallons per day that may be generated by development of the subject site at maximum buildout allowed under the proposed FLUM and Zoning.

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings.

Community Development Department
Comprehensive Planning Section
Room 205, Building B
18500 Murdock Circle
Port Charlotte, FL 33948

FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for this PLAN AMENDMENT and REZONING for the property described and which is the subject matter of the proposed hearing.

I give authorization for Gerl L. Waksler, McCrory Law Firm to be my agent for this application.

STATE OF FLORIDA, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 12 day of September, 2014, by

JAMES White who is personally known to me or has/have produced

FC D as identification and who did/did not take an oath.

Lori Gravitt | ONMI SPORTS, LLC
Notary Public Signature | Signature of Applicant
Print Title: _____

Lori Gravitt | _____
Notary Printed Signature | Printed Signature of Applicant

Notary | 21229 Olean Blvd., Suite B / 23.5 TAMM D FRAC
Title | Address

EE 184639 | Port Charlotte, FL 33952
Commission Code | City, State, Zip

941-815-1695
Telephone Number



Community Development Department
Comprehensive Planning Section
Room 205, Building B
18500 Murdock Circle
Port Charlotte, FL 33948

AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 12 day of September, 2014, by

James White who is personally known to me or has/have produced
FLDL as identification and who did/did not take an oath.

ONMI SPORTS, LLC

Lori Linn Gravitt
Notary Public Signature

[Signature]
Signature of Applicant or Agent
Print Title: President

Lori Gravitt
Notary Printed Signature

Printed Signature of Applicant or Agent

Notary
Title

21229 Olean Blvd., Suite B / 2315
Address

TAMIA J
TR

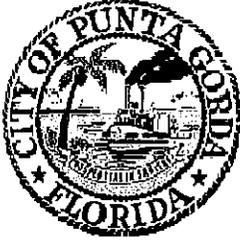
EE184639
Commission Code

Port Charlotte, FL 33952
City, State, Zip

941-815-1695
Telephone Number



Account	Legal	Owners Name	Mailing Address	Unit	City	State	Zipcode	Country
"412317126005"	"PET 000 0000 0002"	"HARBON IV LLC	"18305 BISCHAYNE BLVD	"	"	"	"400	"STE 400
"412317126006"	"PET 000 0000 0003"	"HUNTING KAREN	"1432 CORAL RIDGE DR	"	"	"	"	"
"412317126007"	"PET 000 0000 0005"	"MOONEY TIMOTHY D	"3326 DOVER DR	"	"	"	"	"
"412317131004"	"PET 000 0000 0006"	"JONES WILLIAM C & DAISEY V MOONEY	"1437 CORAL RIDGE DR	"	"	"	"	"
"412317131003"	"PET 000 0000 0007"	"TYNER DOROTHY L EST	"1431 CORAL RIDGE DR	"	"	"	"	"
"412317131006"	"PET 000 0000 0009"	"WELLS FARGO BANK	"4101 WISEMAN BLVD	"	"	"	"	"
"412317131007"	"PET 000 0000 0010"	"WATSON LAWRENCE & DEBRA	"411 CORAL RIDGE DR	"	"	"	"	"
"412317131008"	"PET 000 0000 0011"	"HOMPSON ROBERT L & MKT	"3631 TRIBOLI BLVD	"	"	"	"	"
"412317133001"	"PET 000 0000 0012"	"KELLER TERESA L	"227 DONNELLY DR	"	"	"	"	"
"412317132004"	"PET 000 0000 0016"	"HUNT CHRISTOPHER	"2795 LAKEVIEW DR	"	"	"	"	"STE B
"412317134002"	"ZZZ 174123 P-10"	"ONMI SPORTS LLC	"PO BOX 511305	"	"	"	"	"
"412317202001"	"ZZZ 174123 P1-2"	"MCGUIEN ROBERT N ETAL	"PO BOX 511305	"	"	"	"	"
"412317131002"	"ZZZ 174123 P10-1"	"PRESTON KATHRYN M	"3474 EASY ST	"	"	"	"	"
"412317134001"	"ZZZ 174123 P10-1-3"	"ONMI SPORTS LLC	"3430 TAMIMI TRL	"	"	"	"	"STE B
"412317134003"	"ZZZ 174123 P10-2"	"ONMI SPORTS LLC	"2129 OLEAN BLVD	"	"	"	"	"STE B
"412317131001"	"ZZZ 174123 P15"	"CHARLOTTE LLC	"1401 79 ST CSWY	"	"	"	"	"
"412317201001"	"ZZZ 174123 P3"	"SELF DENNIS R	"PO BOX 511021	"	"	"	"	"
"412317202002"	"ZZZ 174123 P4-1"	"ASSEMBLIES OF GOD LOAN FUND	"3900 S OVERLAND AVE	"	"	"	"	"
"412317251001"	"ZZZ 174123 P5"	"SELF DENNIS & WILLIE KEISER	"PO BOX 511021	"	"	"	"	"UNIT 1
"412317201002"	"ZZZ 174123 P5-1"	"ROBERTS ALMA L	"260 BIRVA DR	"	"	"	"	"STE 201
"412317126001"	"ZZZ 174123 P8"	"MICALPINE BRIARWOOD INC	"1100 5TH AVE SOUTH	"	"	"	"	"
"412317326001"	"ZZZ 174123 P9"	"CHARLOTTE LLC	"1401 79 ST CSWY	"	"	"	"	"



City of Punta Gorda, Florida

UTILITY DEPARTMENT
326 West Marion Avenue
Punta Gorda, Florida 33950
941-575-3339 Telephone
941-575-5006 Fax
utility@pgorda.us

September 9, 2014

Susan C Johnson
McCroy Law Firm, PL
309 Tamiami Trail
Punta Gorda, FL 33950
Email: susan@mccroylaw.com

RE: Water & Sewer Availability
Parcel 412317134002 & 412317134001
2531 & 2551 Taylor Rd

Dear Ms. Johnson:

This notice is to advise of the availability of water and/or wastewater collection service by the City of Punta Gorda Utility System. Actual Service connections are subject to policies of the Utility Department.

The subject location is in the City of Punta Gorda Utility Service Area. Yes No

Domestic water service availability: Yes No

Wastewater collection service availability: Yes No

Domestic water service is available to the subject parcel.

Fire protection standards have not been reviewed.

Wastewater collection service is **NOT** available. A wastewater collection system has not been constructed in this community. Construction of a utility improvement must be funded by the benefited properties as a special assessment. A consensus from the community is needed to initiate a process to fund and construct a utility improvement. A community based effort is needed to establish the will of the residents. Should the will of the residents be expressed to the City or the County, the Utility Department will facilitate steps to fund and construct the utility improvement. We are unable to require residents to fund a utility project against their will.

A municipal services benefit unit (MSBU) special district is needed to fund, plan, and construct, public utility improvements in the community. Creating a special district requires a community based effort to establish the consent of residents.

Construction and operation of septic systems is under the direction of the Charlotte County Public Health Department. Should you have questions regarding use of a septic system for wastewater disposal, please contact Charlotte County Public Health at 743-1266.

Should you require additional information, please contact this office.

Sincerely,

Steve Adams
Utility Engineering Manager





LEGEND

- FND = FOUND
- IR = IRON ROD
- CM = CONCRETE MONUMENT
- RW = RIGHT OF WAY
- ORD = OFFICIAL RECORDS BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- X 4.5 = SPOT ELEVATION

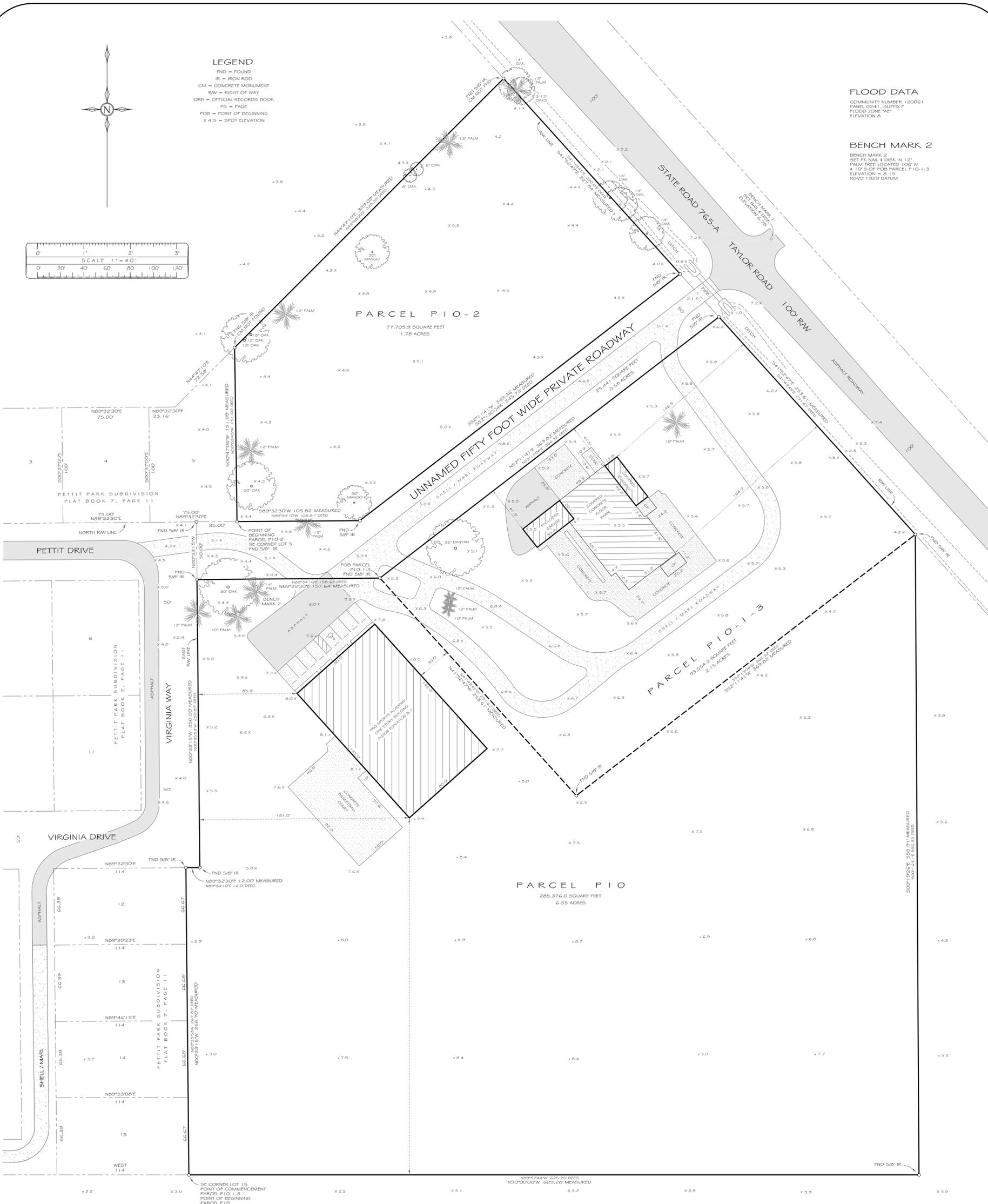


FLOOD DATA

COMMUNITY NUMBER 120061
 FLOOD ZONE "AE"
 ELEVATION 6

BENCH MARK 2

BENCH MARK 2
 SET IN 12" PALM TREE LOCATED 106' W
 4' 10" S OF POB PARCEL P10-1-3
 ELEVATION = 8.15
 NGVD 1929 DATUM



A SURVEY OF PARCEL P10

A portion of Section 17, Township 41 South, Range 23 East, Charlotte County, Florida, being more specifically described as follows:

Beginning at the Southeast corner of Lot 15 of PETTIT PARK, according to the plat thereof as recorded in Plat Book 7, Page 11, of the Public Records of Charlotte County, Florida, run North 00°35'53" West, along the Easterly line of said PETTIT PARK, a distance of 267.87 feet; Thence North 89°34'10" East, a distance of 12.00 feet; Thence North 00°35'53" West, along the Easterly line of said PETTIT PARK, a distance of 250.87 feet to the Southerly line of Pettit Drive; Thence North 89°34'10" East, a distance of 158.62 feet; Thence North 52°13'04" East a distance of 366.32 feet to the Westerly Right-of-Way line of State Road 765-A (Taylor Road); Thence South 41°49'45" East, along said Right-of-Way a distance of 251.67 feet; Thence South 00°16'31" East, a distance of 556.35 feet; Thence South 89°57'44" West, a distance of 625.25 feet to the Point of Beginning of the lands herein described.

LESS and Except the following described parcel:

A portion of the Northwest 1/4 of Section 17, Township 41 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Lot 15, of PETTIT PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 11, of the Public Records of Charlotte County, Florida; Thence North 07°35'53" West along the East line of PETTIT PARK, a distance of 267.87 feet; Thence North 89°34'10" East, a distance of 12.0 feet; Thence North 07°35'53" West along the East line of PETTIT PARK, a distance of 250.87 feet to the South line of Pettit Drive; Thence North 89°34'10" East along said Pettit Drive, a distance of 158.62 feet to the Point of Beginning.

Thence North 52°13'04" East along said Pettit Drive, a distance of 366.32 feet to the Southwesterly Right-of-way line of State Road No. 765-A (Taylor Road); Thence South 41°49'45" East along said Right-of-Way line a distance of 251.67 feet; Thence South 52°13'04" West a distance of 366.32 feet; Thence North 41°49'45" West, a distance of 251.67 feet to the Point of Beginning.

PARCEL P10-1-3

A portion of the Northwest 1/4 of Section 17, Township 41 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Lot 15, of PETTIT PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 11, of the Public Records of Charlotte County, Florida; Thence North 07°35'53" West along the East line of PETTIT PARK, a distance of 267.87 feet; Thence North 89°34'10" East, a distance of 12.0 feet; Thence North 07°35'53" West along the East line of PETTIT PARK, a distance of 250.87 feet to the South line of Pettit Drive; Thence North 89°34'10" East along said Pettit Drive, a distance of 158.62 feet to the Point of Beginning.

Thence North 52°13'04" East along said Pettit Drive, a distance of 366.32 feet to the Southwesterly Right-of-way line of State Road No. 765-A (Taylor Road); Thence South 41°49'45" East along said Right-of-Way line a distance of 251.67 feet; Thence South 52°13'04" West a distance of 366.32 feet; Thence North 41°49'45" West, a distance of 251.67 feet to the Point of Beginning.

PARCEL P10-2

A portion of Section 17, Township 41 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 of PETTIT PARK, according to the plat thereof as recorded in Plat Book 7, Page 11, of the Public Records of Charlotte County, Florida, run North 00°03'45" West, along the Easterly line of said Lot 5, a distance of 151.00 feet to a Concrete Monument marking the Northeast corner of said Lot 5; Thence North 44°48'00" East, along the extension of the North line of said Lot 5, a distance of 328.35 feet to a Concrete Monument marking the Southwesterly Right-of-Way of State Road 765-A (Taylor Road); Thence South 41°49'45" East, along said Right-of-Way, a distance of 230.03 feet; Thence South 52°13'04" West a distance of 345.73 feet; Thence South 89°34'10" West, a distance of 108.81 feet to the Point of Beginning of the lands herein described.

SURVEYORS' NOTES

1. BEARINGS BASED ON ASSUMING NS0°00'00" (EAST) ALONG THE SOUTH LINE OF PARCEL P10.
2. ELEVATIONS BASED ON NGVD 1929 VERTICAL DATUM.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THIS FLORIDA SURVEYOR.
4. THIS SURVEYOR WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, A TITLE SEARCH ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE, ALL EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND SIMILAR MATTERS SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
5. UNDERGROUND & OVERHEAD UTILITIES IMPROVEMENTS, FOUNDATIONS, IRRIGATION SYSTEMS WERE NOT LOCATED.
6. MEASUREMENTS ARE IN FEET, ON A HORIZONTAL PLANE, PER U.S. STANDARDS, WITH RELATIVE DISTANCE ACCURACY GREATER THAN 1 FOOT IN 10,000 FEET.
7. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8. PROPERTY CONTAINS 456,636.1 SQUARE FEET OR 10.48 ACRES.
9. BOUNDARY SURVEY RECERTIFIED AUGUST 17, 2013.

SURVEYOR

ROBERT ORREN SOUTH, FLORIDA LAND SURVEYOR 2668
 5500 SABAL PALM LANE, FOUNTA GORDA, FLORIDA 33902
 EMAIL: FOUNTA@ROBERTOSOUTH.COM
 PHONE: 941-639-4123 - WEB PAGE: LS2668.COM



BOUNDARY SURVEY
 SECTION 17, TOWNSHIP 41 SOUTH, RANGE 23 EAST
 CHARLOTTE COUNTY, FLORIDA