

RESOLUTION
NUMBER 2025-

A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA
AMENDING RESOLUTION NUMBER 2025-094, WHICH
DEEMED CERTAIN PUBLIC ROAD RIGHT-OF-WAY
DEDICATED PURSUANT TO SECTION 95.361, FLORIDA
STATUTES AS A RESULT OF SEVEN YEARS OF
MAINTENANCE

RECITALS

WHEREAS, the County Engineer and staff investigated the extent of maintenance on portions of lands used as right of way; and

WHEREAS, the County Engineer and staff prepared a map of each maintained road right of way delineating the road maintenance performed, all in compliance with the provisions of Section 95.361, Florida Statutes; and

WHEREAS, the County Public Works Maintenance and Operations Manager certified that certain rights of way shown had been maintained or repaired continually and uninterruptedly for more than seven years by Charlotte County; and

WHEREAS, the Board of County Commissioners adopted Resolution Number 2025-094 to vest title to certain maintained road rights of way in Charlotte County as a matter of law pursuant to the provisions of Section 95.361, Florida Statutes; and

WHEREAS, part of the rights of way appurtenant to Zemel Road were subsequently discovered to extend in error into adjacent properties.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. Resolution Number 2025-094 is amended to include the attached CORRECTED EXHIBIT "G" amending the dimensions of the maintained right of way for a portion of Zemel Road.
2. The remainder of Resolution Number 2025-094 shall remain undisturbed and the County Administrator is directed to take appropriate action to amend the county's right of way maps to reflect the changes made by this Resolution.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY adopted this 9th day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR25-0856 

Exhibit "A"

MID COUNTY

Warren Avenue & Pambar Avenue
Westchester Blvd.

Exhibit "B"
Exhibit "C"

SOUTH COUNTY

Dundee Road & Grant Street
South Fairway Drive
Golf Course Blvd.
Zemel Road

Exhibit "D"
Exhibit "E"
Exhibit "F"
CORRECTED Exhibit "G"

WEST COUNTY

Albatross Road
Brig Street
Brookwood Drive
Cassia Court & Copsia Way
Essence Avenue
Indian Creek Drive
Kettle Harbor Drive
Lemon Bay Drive
Magnolia Way
White Marsh & Pine Valley Ln.
Roosevelt Street
Cattle Dock Point Road

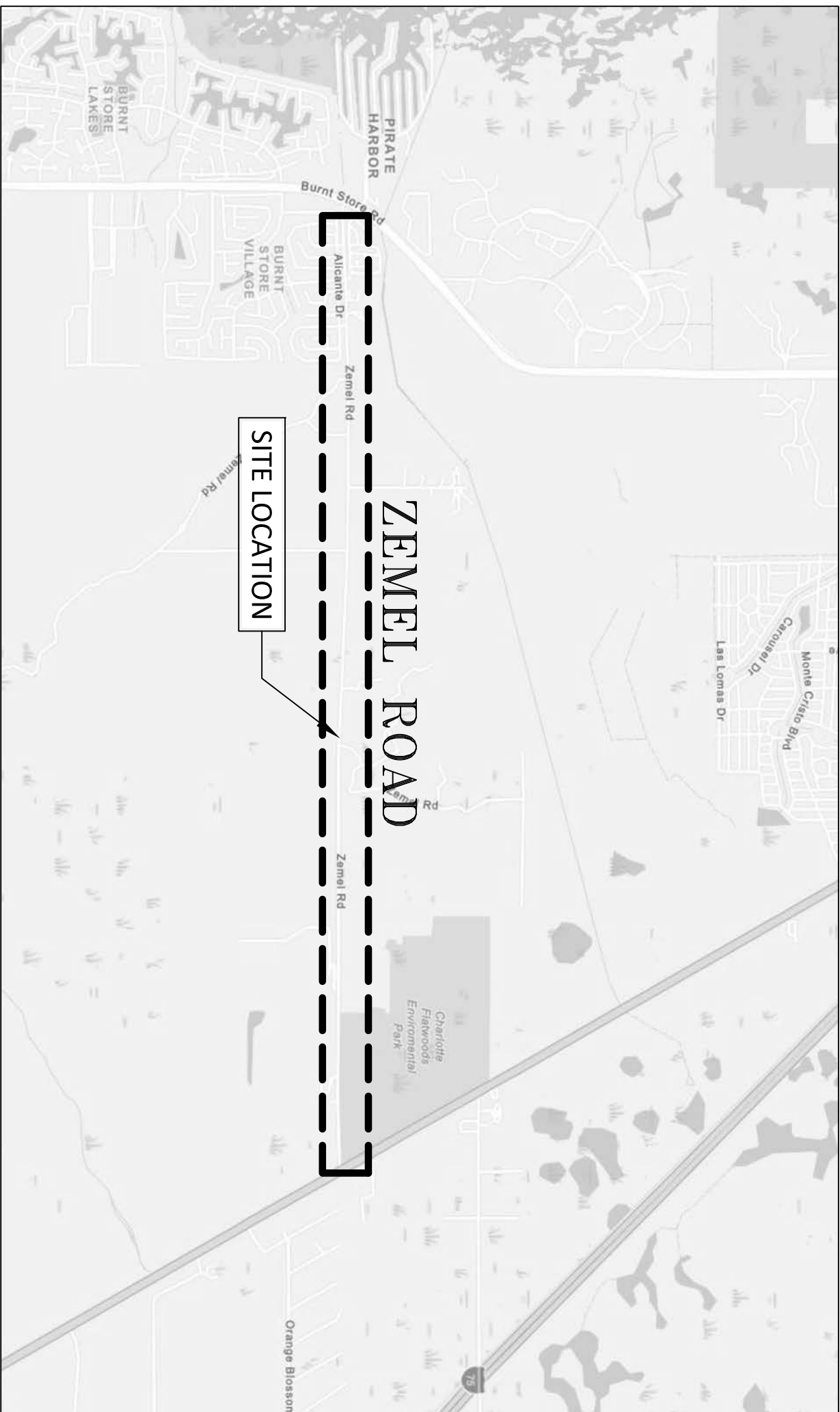
Exhibit "H"
Exhibit "I"
Exhibit "J"
Exhibit "K"
Exhibit "L"
Exhibit "M"
Exhibit "N"
Exhibit "O"
Exhibit "P"
Exhibit "Q"
Exhibit "R"
Exhibit "S"

RIGHT OF WAY MAP
ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.

CHARLOTTE COUNTY, FLORIDA



**CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER**
I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF COUNTY MAINTENANCE & OPERATIONS

MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER 95.361.

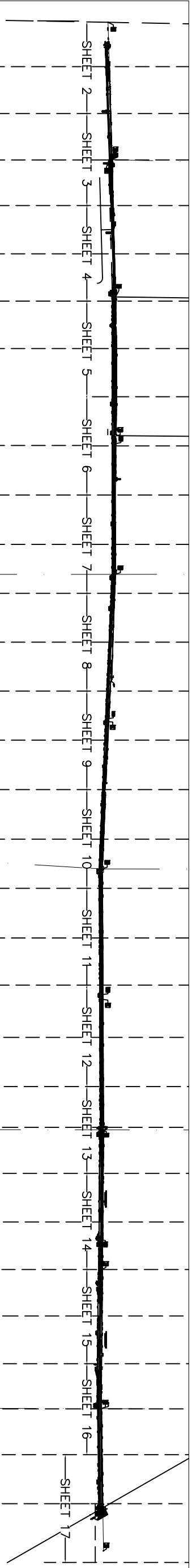
KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS
MANAGER

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE.
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

PROPERTIES ACQUIRED PURSUANT TO CHAPTER 95.361 ("REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY A COUNTY").



SHEET INDEX MAP

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.



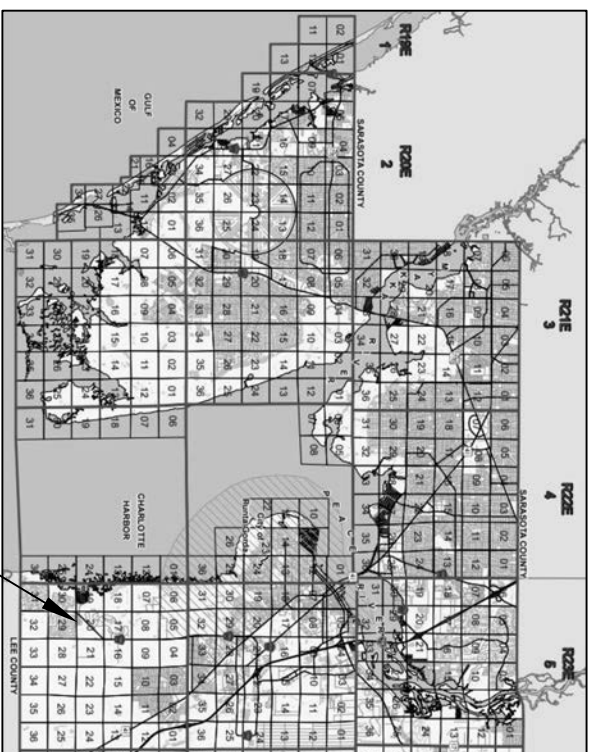
CHARLOTTE COUNTY
FLORIDA

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

RIGHT OF WAY BOOK ----- PAGE-----



CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAN FOR RECORDING
THIS _____, DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____, DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

THE BEARINGS AND DISTANCES DEPICTED HEREON ARE BASED ON CERTIFIED CORNER RECORDS (CCR). FOUND CORNERS WERE VERIFIED BASED ON FIELD GPS LOCATIONS UTILIZING FPPN AND NOTED HEREON. THE BASIS OF BEARINGS IS THEREFORE BASED ON THE CCR'S FOUND.

ALL MEASUREMENTS ARE IN SURVEY FEET. ALL CORNERS SET WERE 5/8" REBARS WITH ALUMINUM CAPS STAMPED CHARLOTTE COUNTY SURVEYING DEPARTMENT. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS MAP. FOR THE PURPOSE OF THIS MAP ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST SECOND AND DISTANCES TO THE NEAREST HUNDREDTH OF A FOOT.

ADJACENT PROPERTY LINES OTHER THAN THOSE CORRESPONDING TO ACTUAL CORNERS FOUND AND/OR SECTION CORNERS MAY BE DEPICTED HEREON BUT SHOULD NOT BE CONSIDERED ACTUAL PROPERTY CORNERS. ALL PROPERTY CORNERS THAT THE INTO NEW ACQUIRED RIGHT OF WAY SHOULD BE DETERMINED BY AN ACTUAL BOUNDARY OF SAID PROPERTY. RIGHT OF WAY WIDTHS VARY BASED ON WIDTHS OF ACTUAL COUNTY MAINTENANCE.

NO ABOVE OR BELOW GROUND UTILITIES OR EASEMENTS ARE INCLUDED AS A PORTION OF THIS SURVEY.

THIS SURVEY MAKES NO REPRESENTATION AS TO ZONING OR
DEVELOPMENT RESTRICTIONS ON SUBJECT RIGHT OF WAY.

THIS SURVEY MAKES NO REPRESENTATION AS TO JURISDICTIONAL AREAS WITHIN THE LIMITS OF THE ACQUIRED RIGHT OF WAY.

DATE OF LAST FIELD WORK: DECEMBER 2024.

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No.	DATE	REVISION	BY	

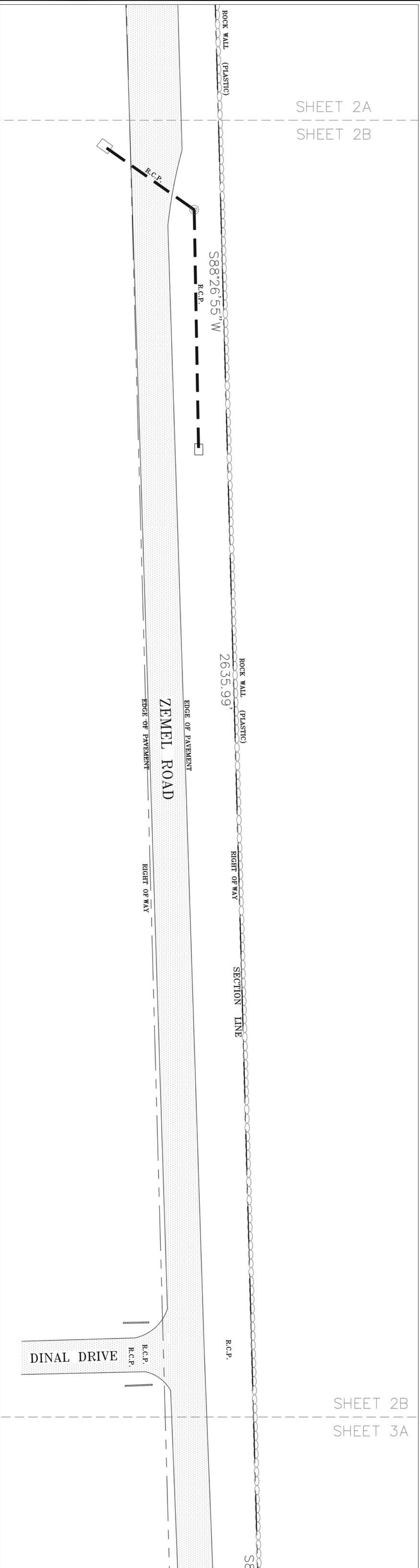
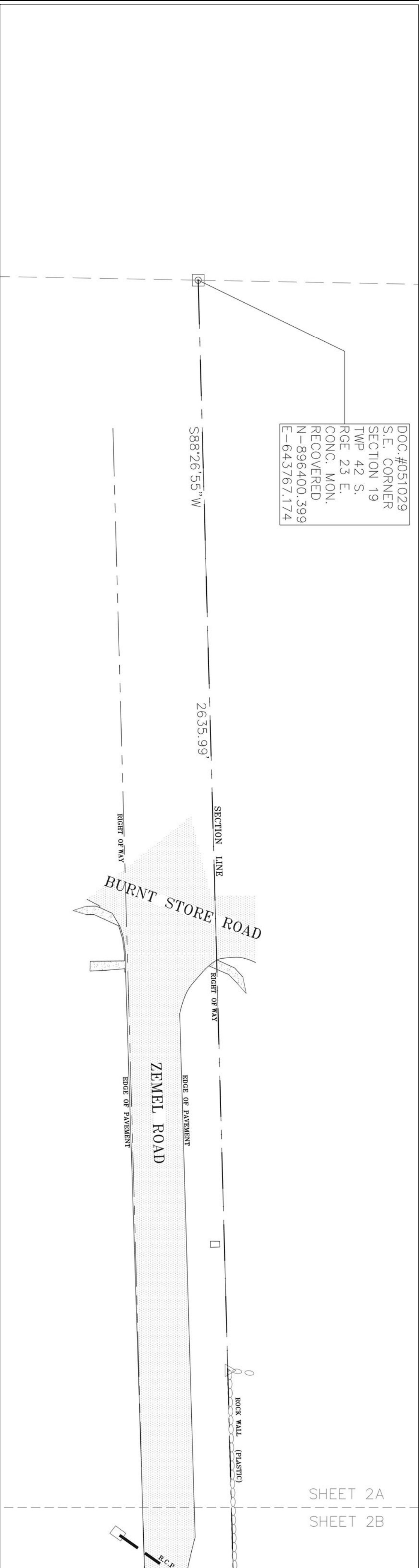


RIGHT OF WAY MAP
ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

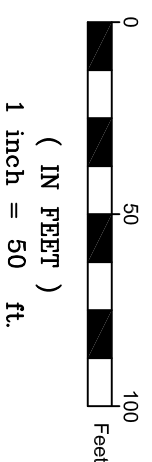
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

DOC.#051029
S.E. CORNER
SECTION 19
TWP 42 S.
RGE 23 E.
CONC. MON.
RECOVERED
N-896400.399
E-643767.174



CHARLOTTE COUNTY
FLORIDA

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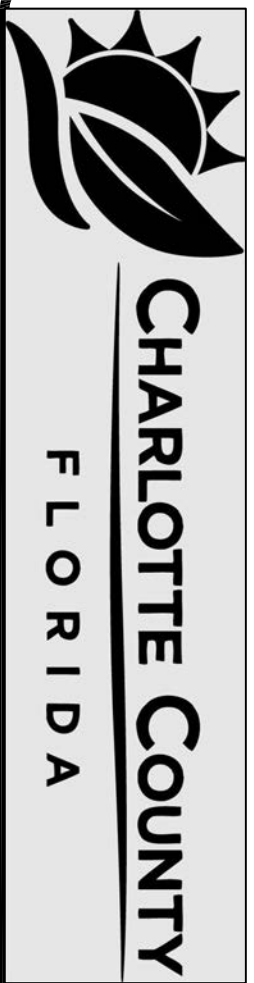
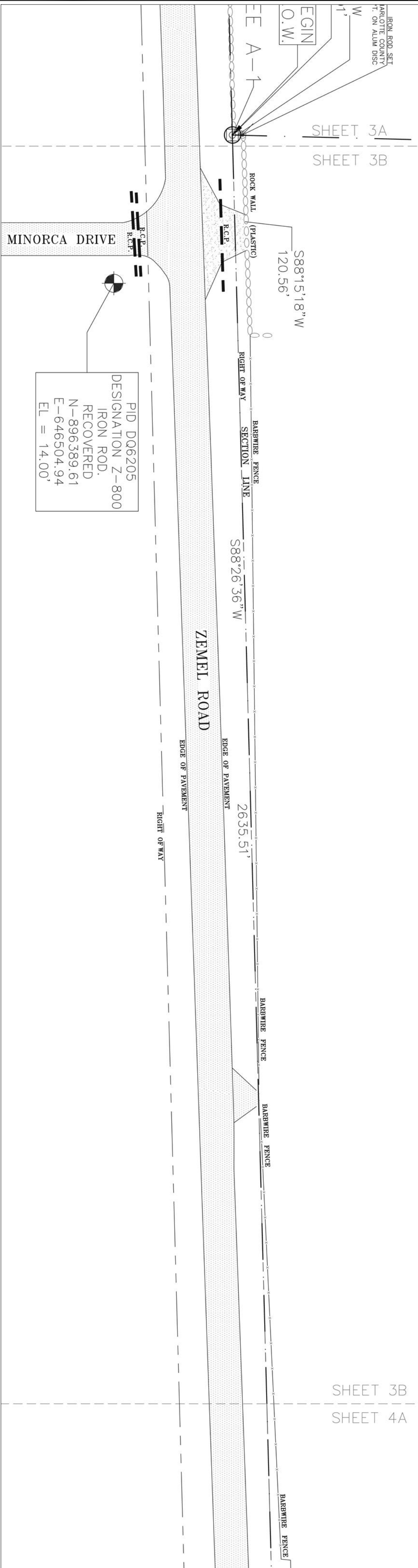
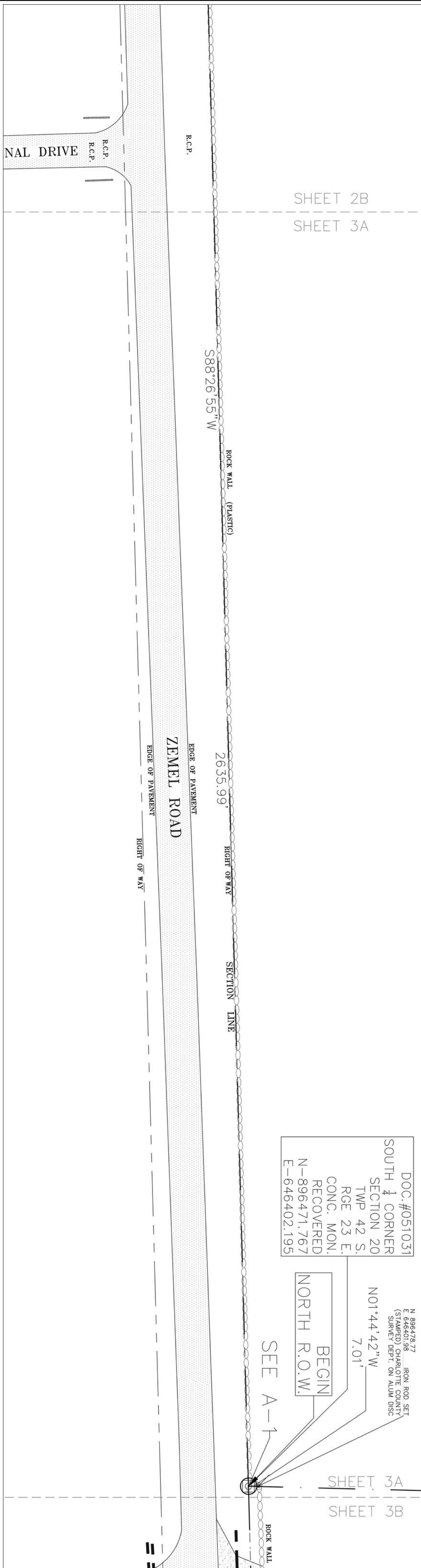
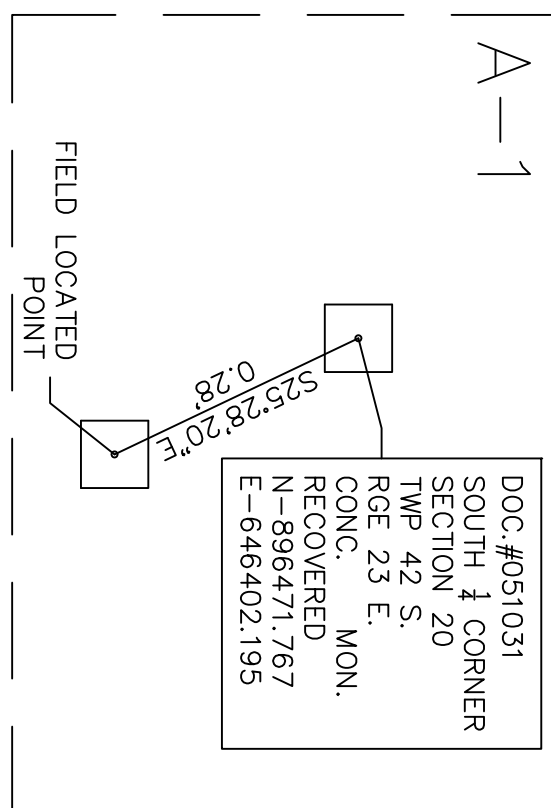
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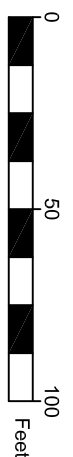
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ZEMET ROAD

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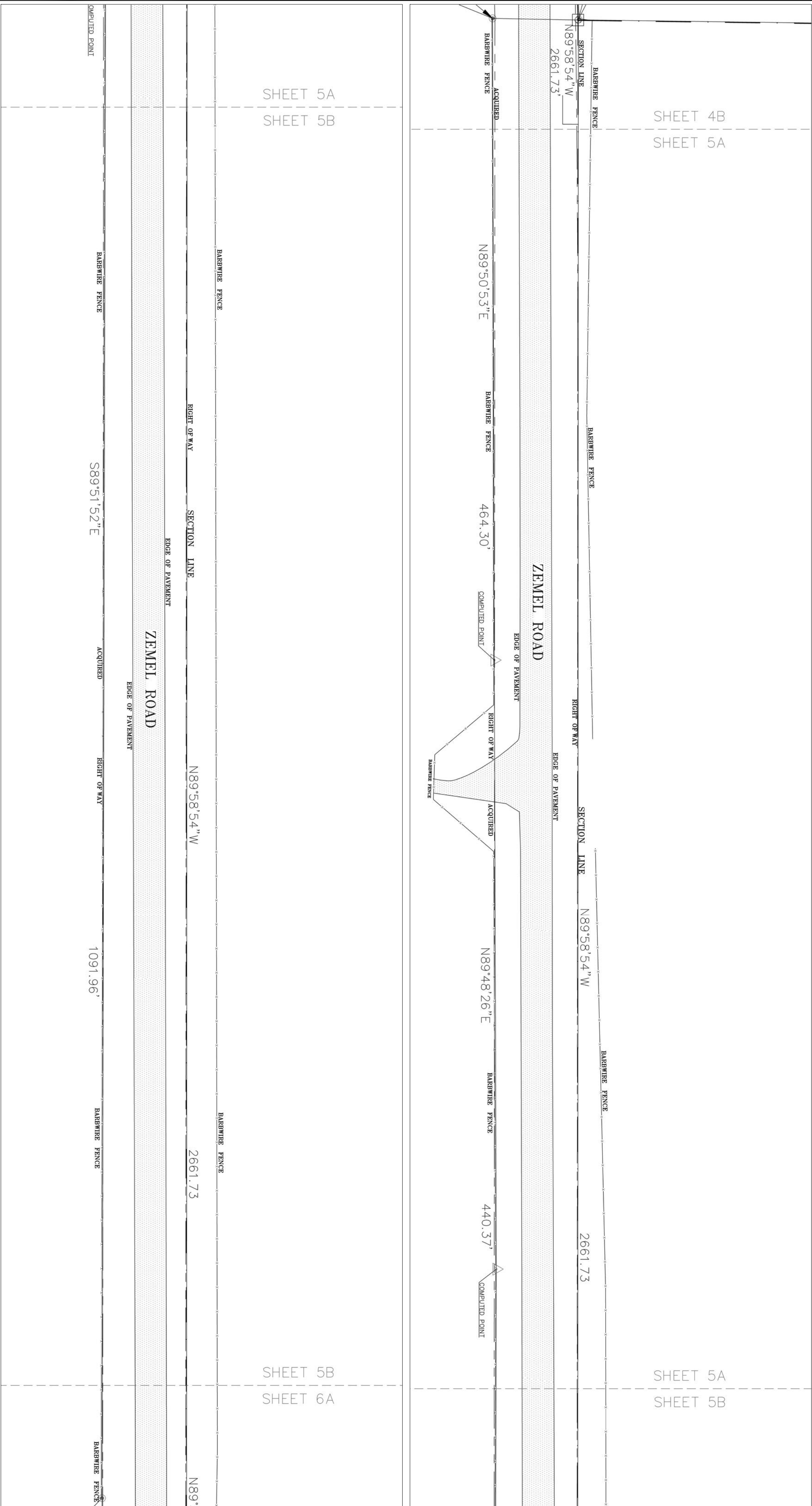


RIGHT OF WAY MAP ZEMET ROAD

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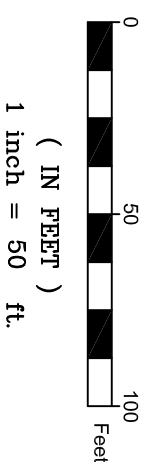
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
&
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CHARLOTTE COUNTY, FLORIDA

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ZEMEL ROAD

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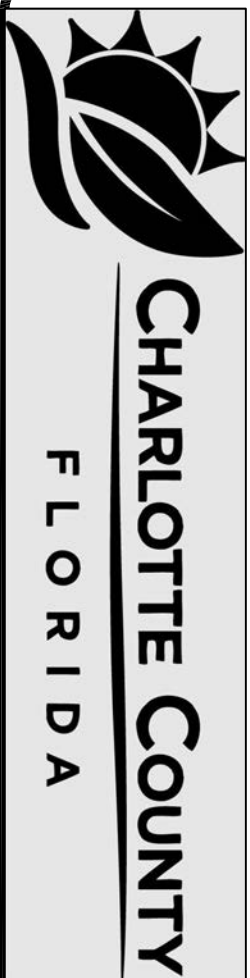
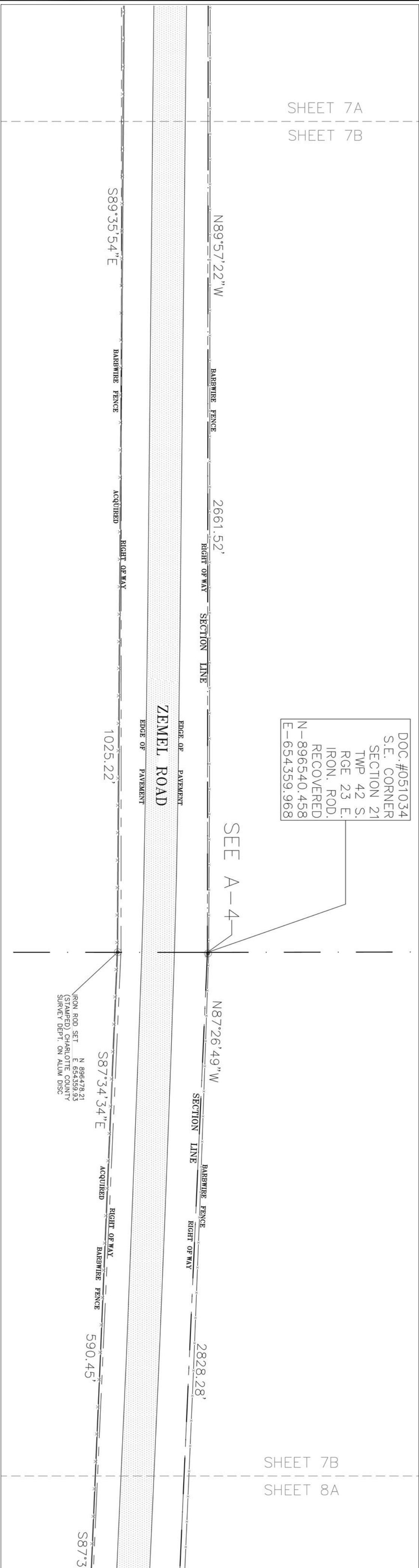
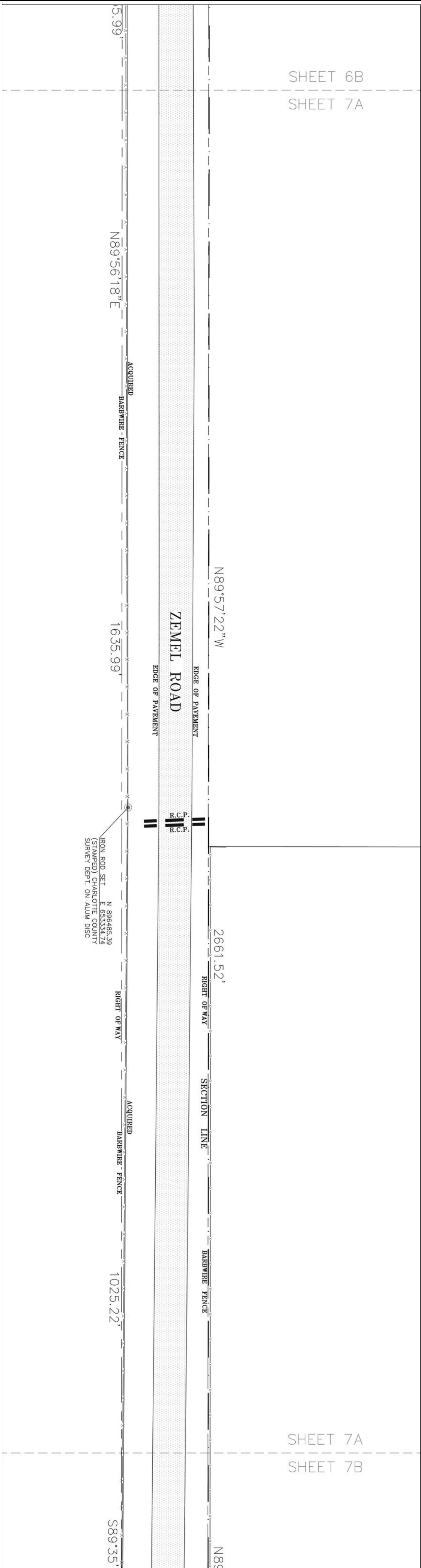
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
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CHARLOTTE COUNTY, FLORIDA

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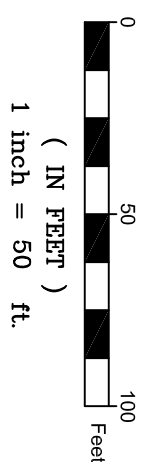
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SECTION 21
TWP 42 S.
RGE 23 E.
IRON.ROD.
RECOVERED
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E-654359.968

FIELD LOCATED POINT



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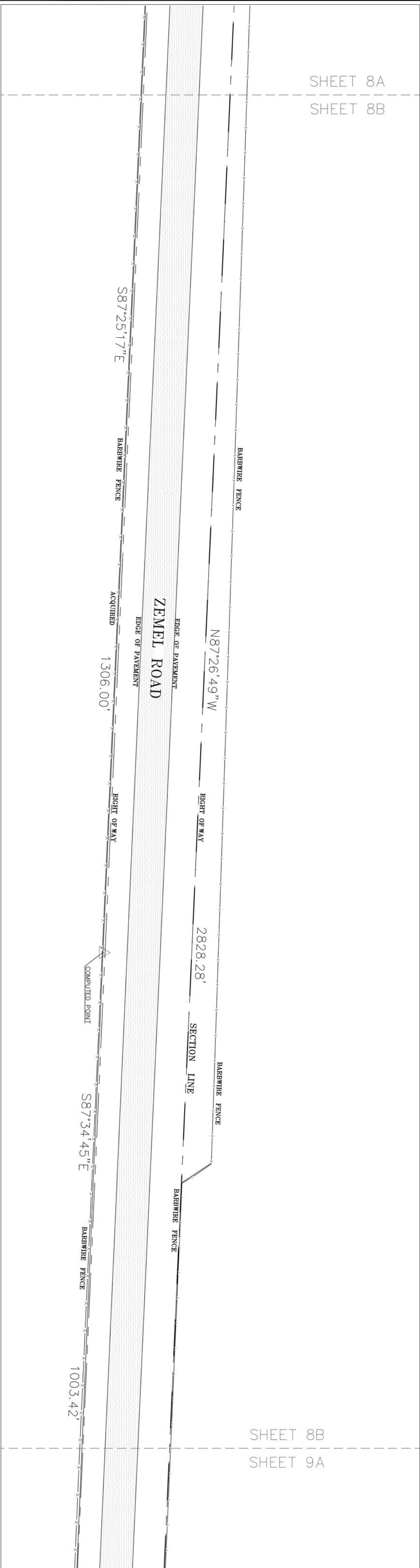
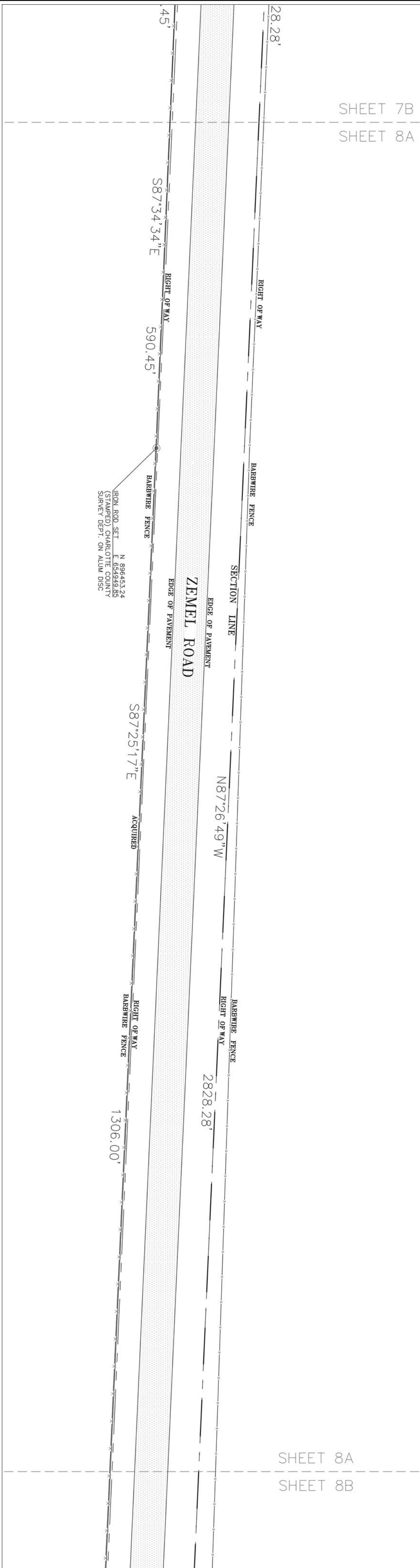


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CHARLOTTE COUNTY, FLORIDA

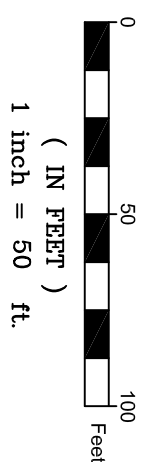
RIGHT OF WAY BOOK _____ PAGE _____



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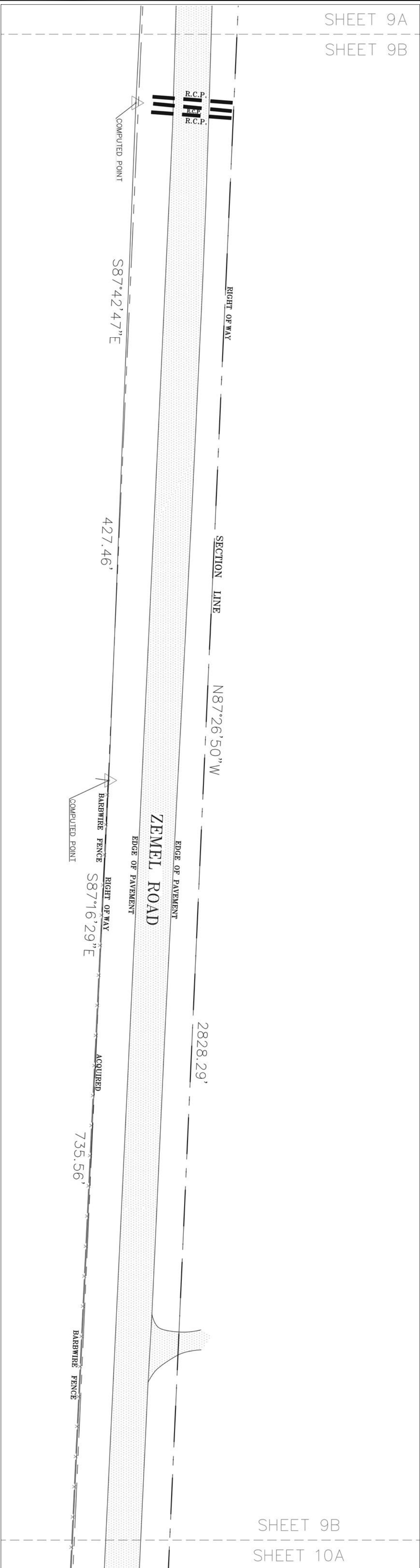
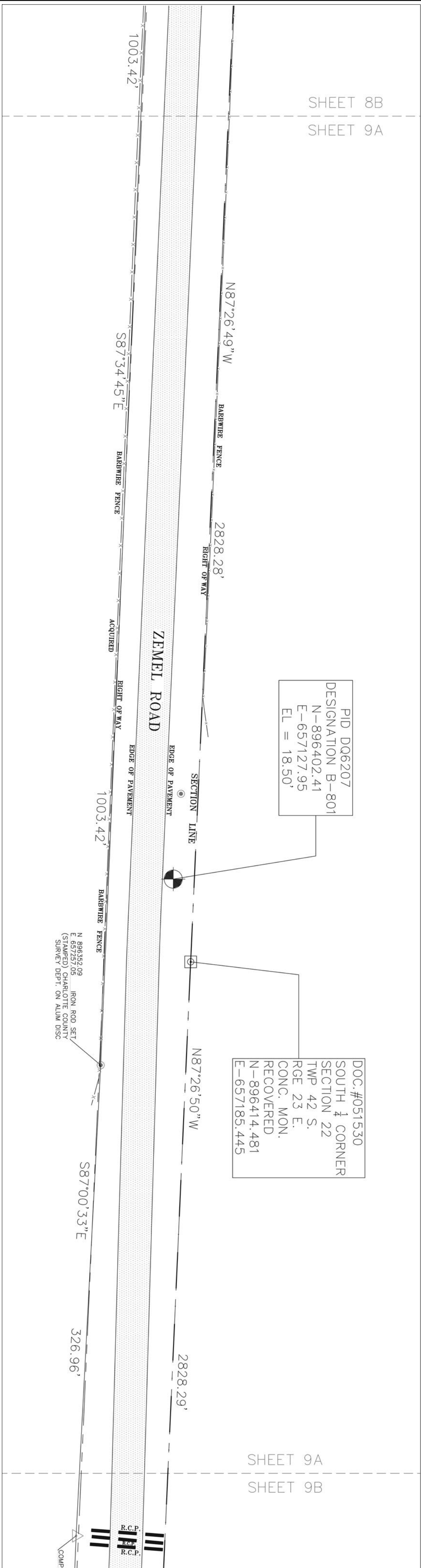
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RIGHT OF WAY MAP ZENDEL ROAD

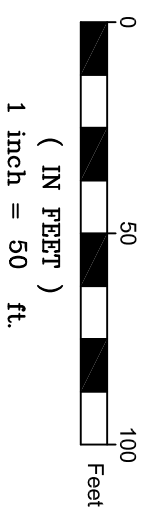
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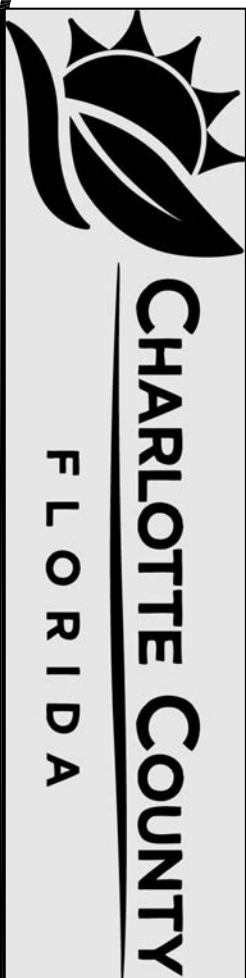
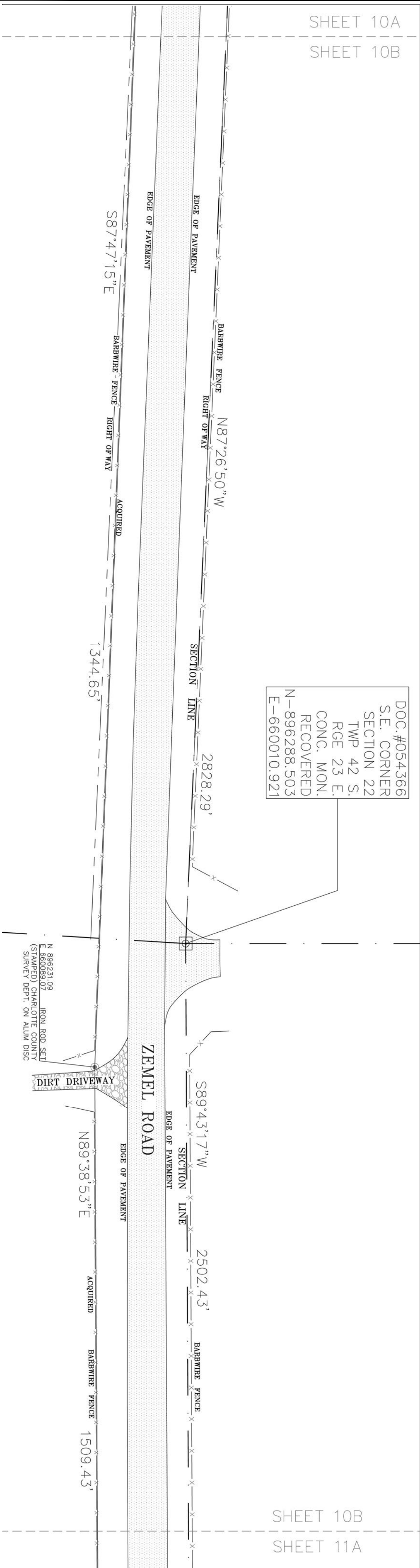
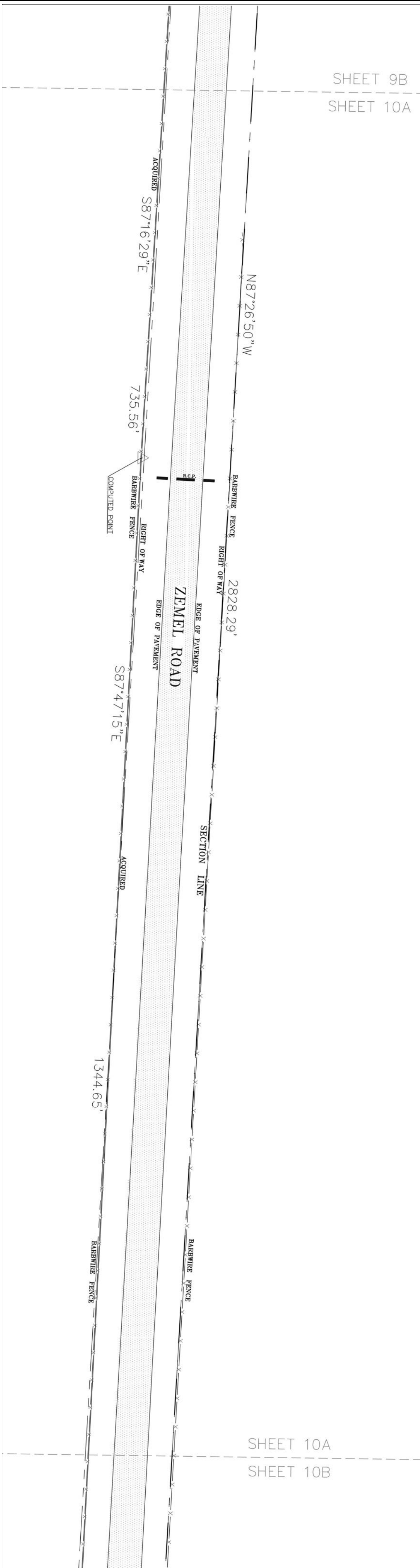
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RIGHT OF WAY MAP
ZEMEL ROAD

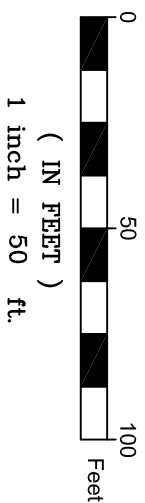
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CHARLOTTE COUNTY, FLORIDA



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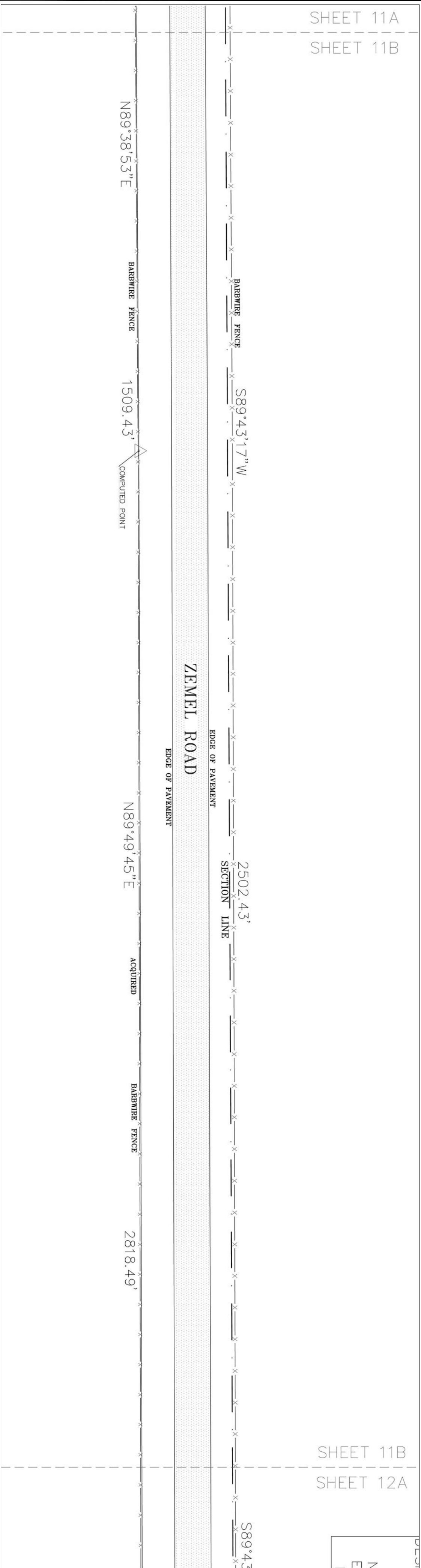
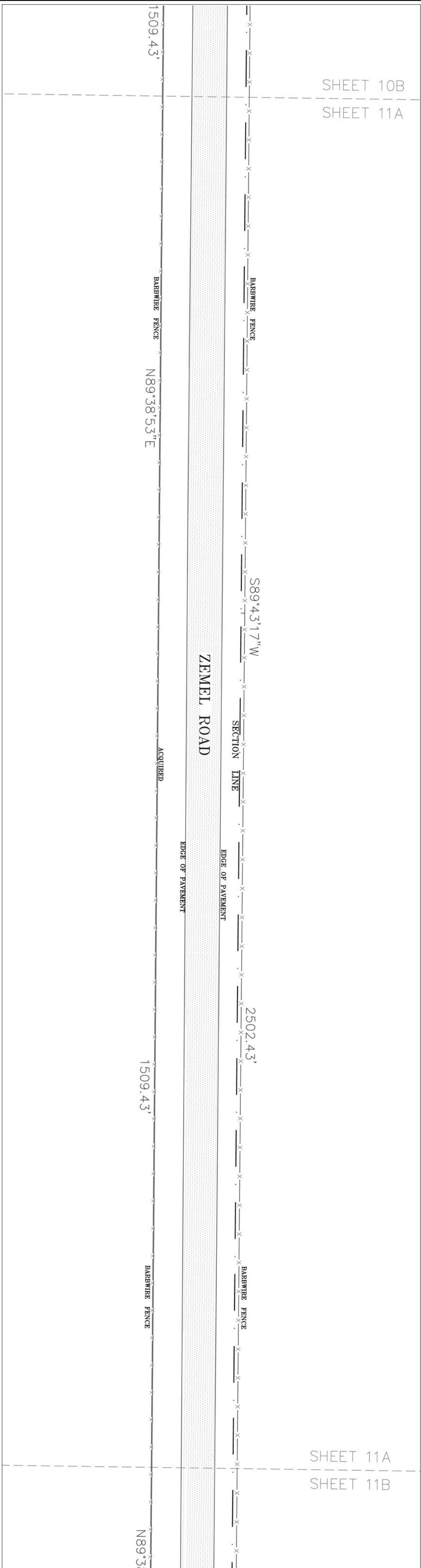
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NO.	DATE	REVISION	BY	WO#
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RIGHT OF WAY MAP
ZEMEL ROAD

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&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

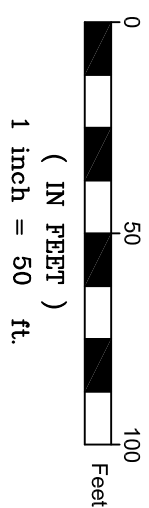
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CHARLOTTE COUNTY
FLORIDA

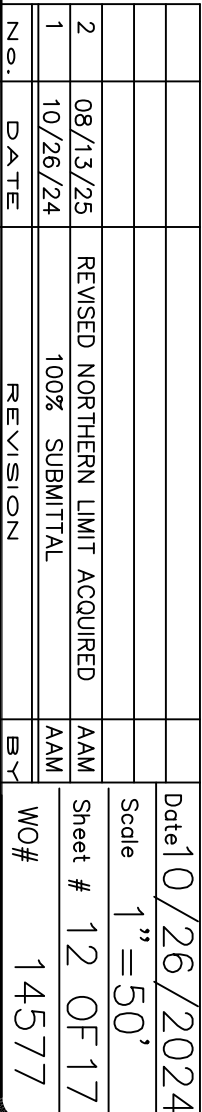
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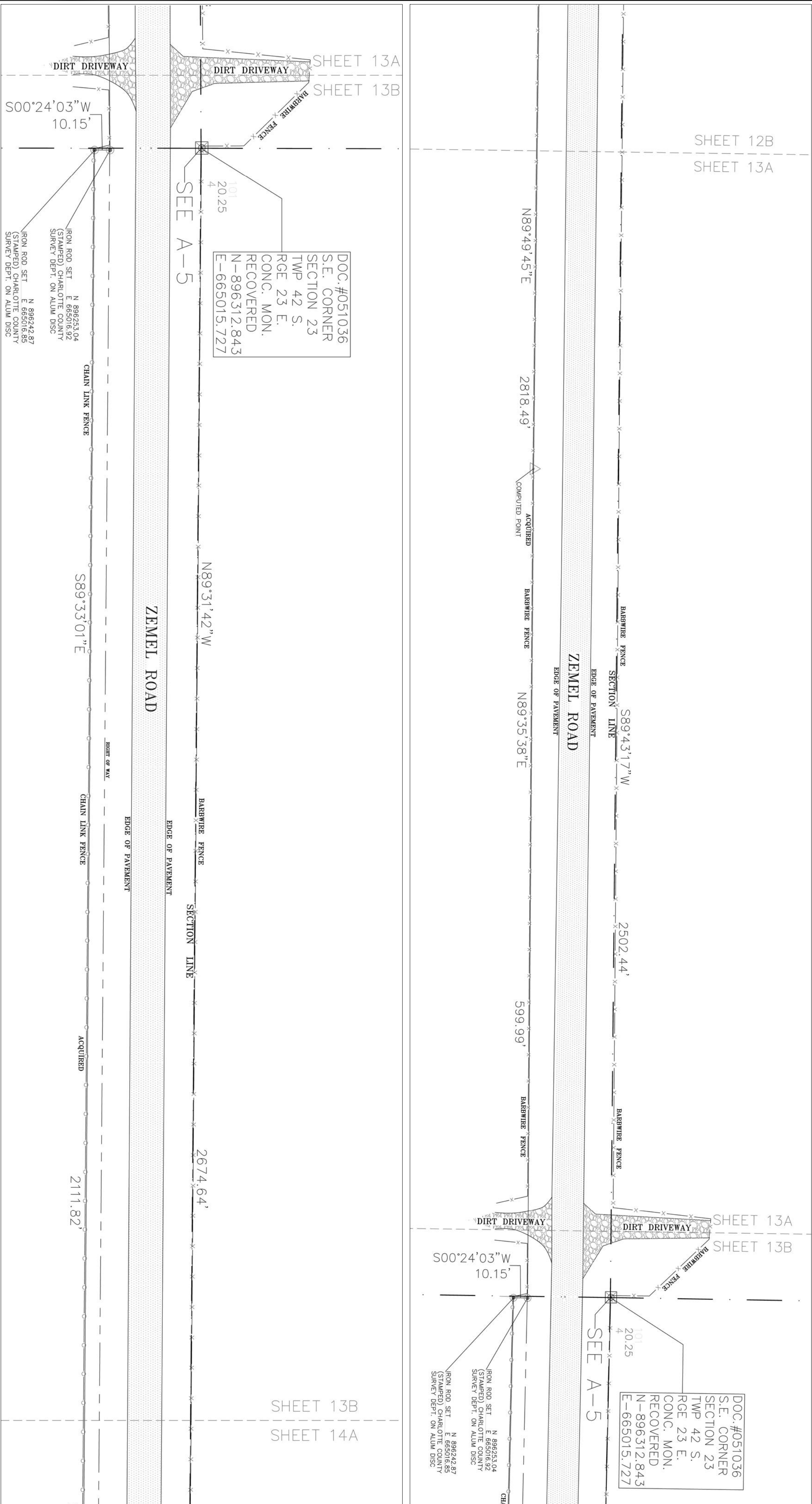
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					14577

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
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&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA



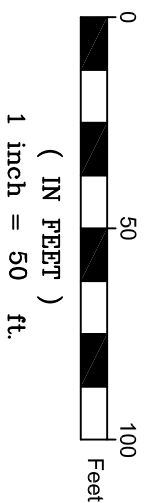
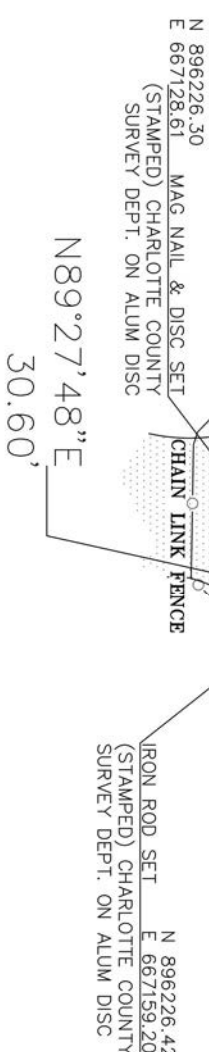


SHEET 14A

SHEET 14B



DOC.#051037
SOUTH 1/4 CORNER
SECTION 24
TWP 42 S.
RGE 23 E.
CONC. MON.
RECOVERED
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E-667690.276



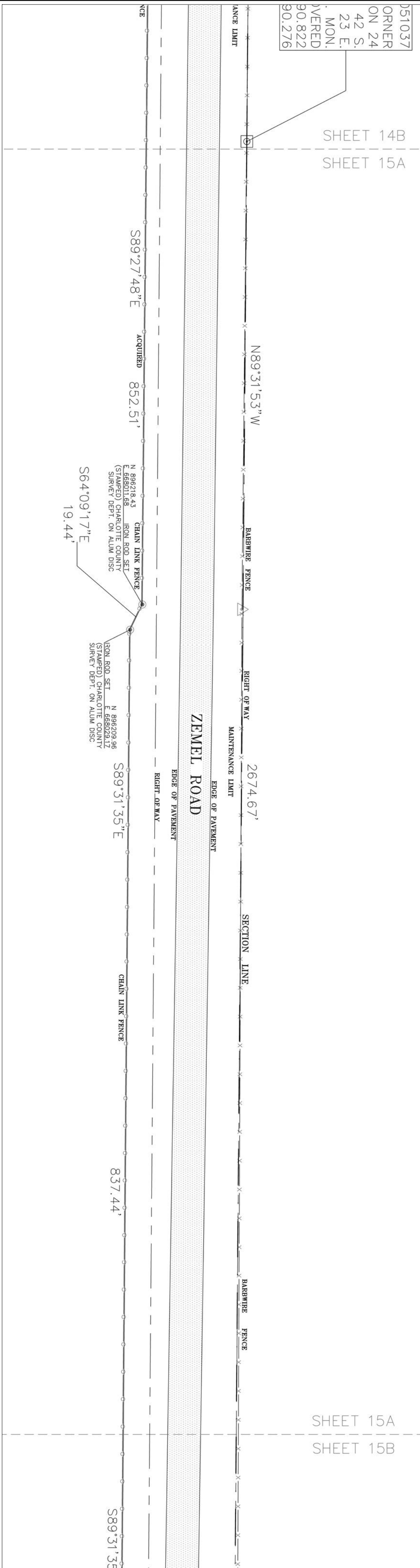
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RIGHT OF WAY MAP
ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
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TOWNSHIP 41 SOUTH, RANGE 24 EAST,
&
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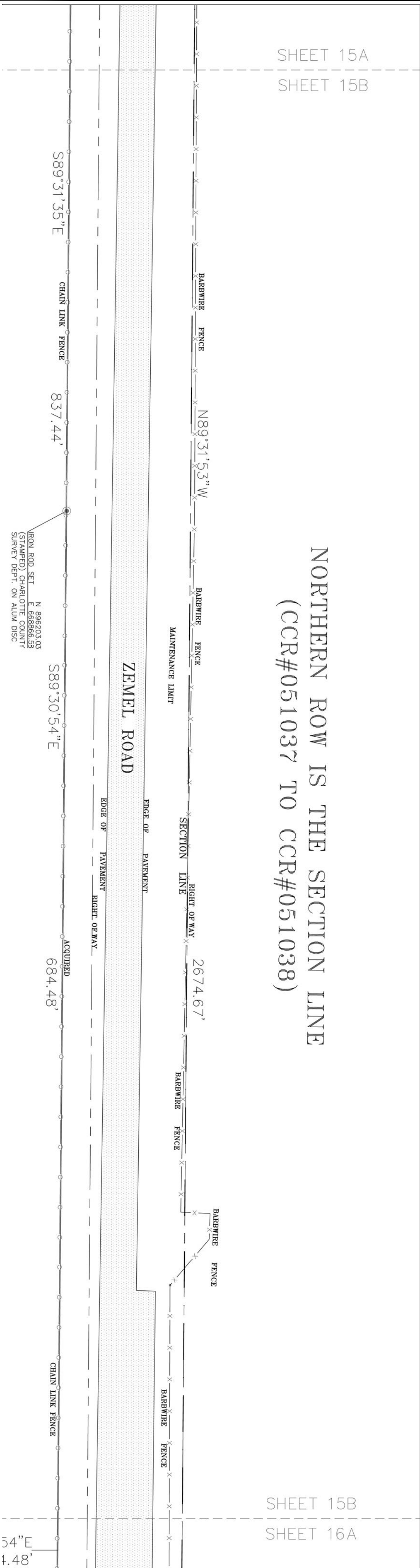
SHEET 15A

SHEET 15B

NORTHERN ROW IS THE SECTION LINE
(CCR#051037 TO CCR#051038)

SHEET 15B

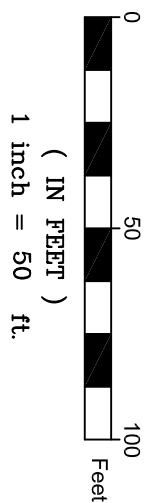
SHEET 16A



CHARLOTTE COUNTY
FLORIDA

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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

**CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT**
410 TAYLOR STREET, Suite # 104



				date 10/26/2024
				Scale 1"=50'
1	08/13/25	REVISED NORTHERN LIMIT ACQUIRED	AAM	Sheet # 15 OF 17
2	10/26/24	100% SUBMITTAL	AAM	
No.	DATE	REVISION	BY	WO#
				14577

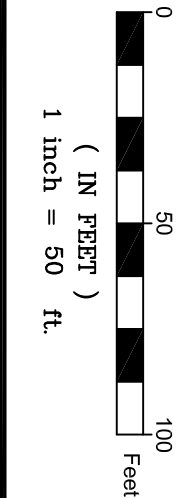
10/26/2024

ZEMEL_ROAD.dwg



CHARLOTTE COUNTY
FLORIDA

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



								Date 10/26/2024	
								Scale 1"=50'	
2		08/13/25		REVISED NORTHERN LIMIT ACQUIRED		AAM		Sheet # 16 OF 17	
1		10/26/24		100% SUBMITTAL		AAM			
NO.		DATE		REVISION		BY		WO# 14577	



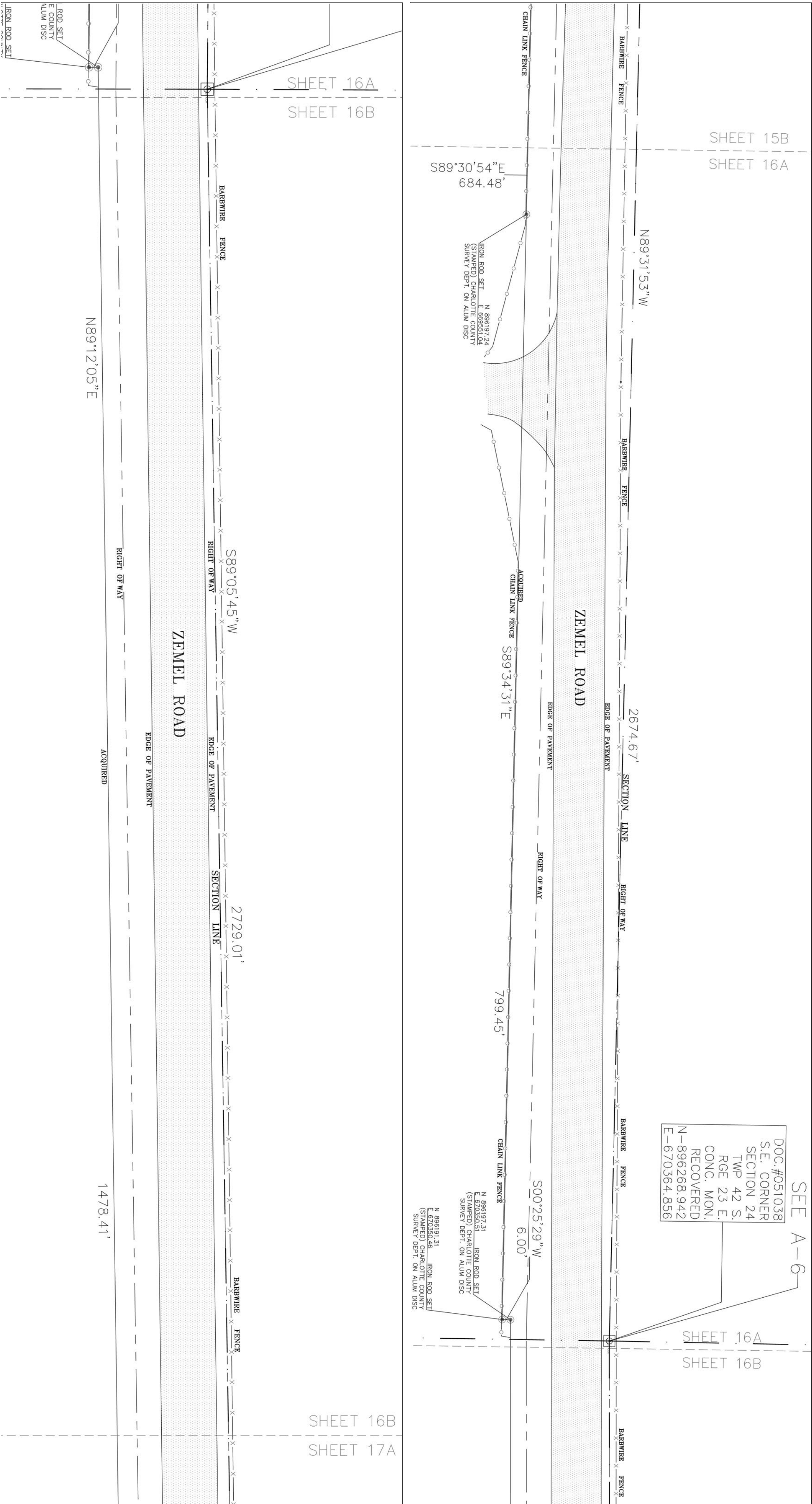
RIGHT OF WAY MAP
ZEMEL ROAD
TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

A-6

DOC.#051038
S.E. CORNER
SECTION 24
TWP 42 S.
RGE 23 E.
CONC. MON.
RECOVERED
N-896268.942
E-670364.85

0.39'
S00°08'46"W

FIELD LOCATED
POINT

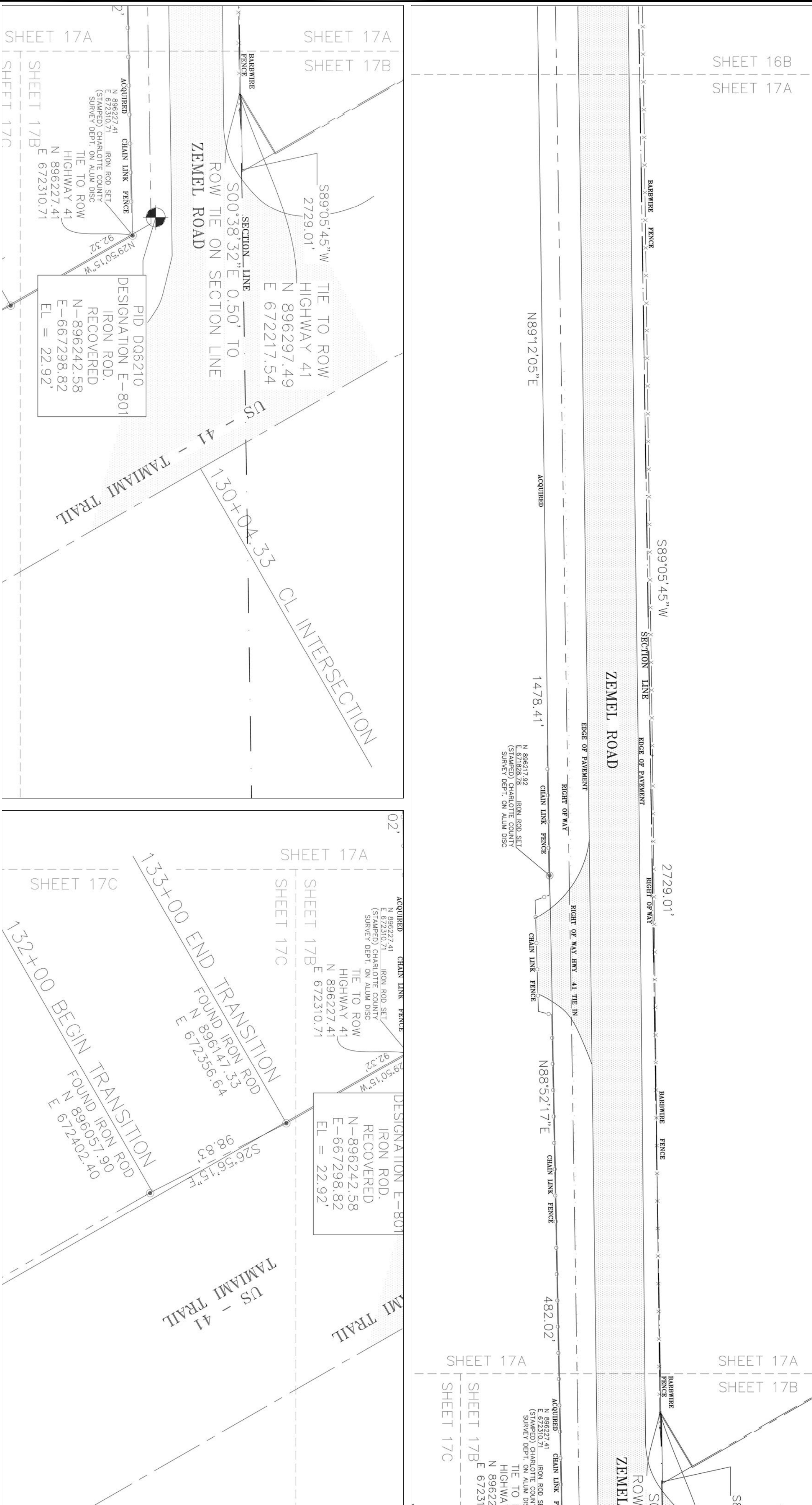




RIGHT OF WAY MAP
ZEMEL ROAD

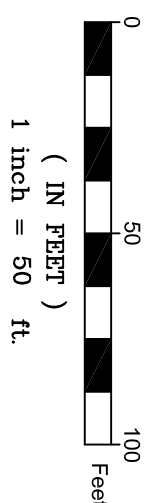
TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

TOWNSHIP 41 SOUTH, RANGE 24 EAST,
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				date	10/26/2024
				Scale	1" = 50'
				Sheet #	17 OF 17
2	08/13/25	REVISED	NORTHERN LIMIT ACQUIRED	AAW	
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