

CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT



DEPARTMENT

## REZONING\*

### Application Information

\*Do not use this form if submitting a Planned Development rezoning, use the Planned Development Rezoning application form.

#### Application Submittal Requirements

- **Supply one unbound copy of the Application Materials (see checklist below) with an electronic copy, in PDF format, of all documents.** Staff will have up to ten working days following the application deadline day to review the application for completeness. If incomplete, the application will be returned with a description of the reasons why the application is incomplete.
- **If deemed complete, the application will be logged in and assigned to a P&Z and BCC hearing cycle (see attached Application Schedule).** Staff will commence review.
  - The applicant is responsible for promptly providing any information that needs to be updated, modified, or newly submitted as part of the review; otherwise the petition may be continued to a later cycle or a recommendation of denial will be necessary.
- **Additional items may be required prior to the public hearing dates. However, no additional changes may be made to any information in an application subsequent to one week before the hearing packet is due to be compiled for the Planning and Zoning Board members or the Legistar Agenda item deadline for the Board of County Commissioners.** The planner in charge of the petition will be able to inform the applicant of the drop-dead date.

#### Consistency with the Comprehensive Plan

The changes proposed by this application will be reviewed with regard to consistency with the Goals, Objectives, and Policies (GOPs) of the County's 2050 Comprehensive Plan

The review will also be concerned with impacts to infrastructure (i.e. roads, water and sewer facilities, libraries, public buildings, parks, and schools), services (i.e. garbage collection, police protection, and fire/EMS service), the environment (i.e. impact to listed plant and animals species, soil content, erosion, generation of hazardous waste, water quality), and the potential for natural disasters (i.e. hurricanes and flooding).

### Application Materials Checklist

- Completed Application form
- Survey and accurate legal description (including acreage), signed and sealed by a registered land surveyor
  - For unplatted property, one original boundary survey — *one hard copy and one copy in AutoCAD format* or a shape file
  - For platted land, provide one original surveyor's sketch
- Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
- Notarized authorization from each owner, as applicable (Form A)
- Notarized authorization for agent to submit petition, as applicable (Form B)
- A copy of any covenants, easements or restrictions that have been recorded for the subject site
- Environmental Assessment Report*
- Traffic Impact Report*
- Letters of availability of utility service from water and sewer utilities that would provide service to the site and *Estimated Potable Water and Sanitary Sewer Usage Report*
- Archeological/Historical Memo* indicating whether or not listed objects are located on the subject site
  - *Archeological/Historical Survey*, as applicable
- Narrative addressing rezoning standards of approval
- Adjacent property owners map and an electronic copy of the adjacent property owners list in text format (txt file) provided on disc.
- Affidavits A & B, signed and notarized
- Filing fee: **\$2,490.00** with check made payable to the Charlotte County Board of County Commissioners, or CCBCC.

## **ATTENTION**

**If you are submitting an application that, if approved, will increase the amount of density allowed to be developed on your property, read this notice.**

FLU Policy 1.2.7 of Smart Charlotte County outlines those situations wherein the Transfer of Density Units program is applicable.

“The TDU program shall be used during the review and approval process for all plan amendments and rezonings that propose to increase the base density on land and street vacations that would result in an accumulation of acreage allowing development of new units of density; this requirement shall continue to apply to lands that have been annexed by the City of Punta Gorda.”

Property may be exempted from the TDU program if located within a Revitalizing Neighborhood with an adopted Revitalization Plan. The exemption would need to be consistent with policies adopted into Smart Charlotte.

If not exempted, property must meet one of these requirements in order to be an acceptable Receiving Zone:

### **FLU Policy 1.2.10 TDU Receiving Zones**

Receiving zones inside the Urban Service Area include lands within the following designations of FLUM Series Map #2: 2050 Framework:

1. Emerging Neighborhoods.
2. Maturing Neighborhoods.
3. Economic Corridors and Centers.
4. CRAs
5. Revitalizing Neighborhoods prior to adoption of a Revitalization Plan and also what may be required in accordance with a Revitalization Plan.

Receiving Zones within the Rural Service Area include lands within:

1. Rural Community Mixed Use areas.
2. The Rural Settlement Area Overlay District.

## **AND**

Must not be in a prohibited Receiving Zone:

### **FLU Policy 1.2.11 Prohibited Receiving Zones**

Density shall not be transferred into:

1. Lands within Managed Neighborhoods (FLUM Series Map #2).
2. Lands within the Resource Conservation and Preservation FLUM categories.
3. Land containing historical or archeological resources, or land deemed to contain environmentally sensitive resources; when a portion of a property contains resources, that area deemed not to contain resources may receive density if it meets one of the criteria of a receiving zone, a conservation easement will be required over the resource along with an undeveloped buffer of at least 100 feet. An historical structure that is to be integrated into a development will not need to be buffered.
4. Lands within the Prime Aquifer Recharge Area (FLUM Series Map #6).
5. Lands within the one-half mile setback of the Watershed Overlay District and Tippen Bay and Long Island Marsh (FLUM Series Map #4).
6. Land within a Public Water System Wellhead Protection Area (FLUM Series Map #7).
7. Land on a barrier island.



CHARLOTTE COUNTY  
 COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for REZONING

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

1. PARTIES TO THE APPLICATION

**Name of Applicant: Charlotte County Board of County Commissioners**

Mailing Address: 18500 Murdock Circle

City: Port Charlotte	State: FL	Zip Code: 33948
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Phone Number: N/A	Fax Number: N/A
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Email Address: N/A

**Name of Agent: Shaun Cullinan**

Mailing Address: 14000 Murdock Circle

City: Port Charlotte	State: FL	Zip Code: 33948
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Phone Number: 941-743-1922	Fax Number: N/A
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Email Address: Shaun.Cullinan@CharlotteCountyfl.gov

**Name of Engineer/Surveyor: Charlotte County**

Mailing Address:

City:	State:	Zip Code:
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Phone Number:	Fax Number:
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Email Address:

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

Same as applicant

Mailing Address:

City:	State:	Zip Code:
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Phone Number:	Fax Number:
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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 #: 412334383001, 412334384001, & 412335300002		
Section: 34	Township: 41	Range: 23
Parcel/Lot #: P3, P5, & P4	Block #:	Subdivision: N/A
Total acreage or square feet of the property: Approximately 84.2		

**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:**

- 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
Commercial (COM)	65.14
Preservation (PR)	19.06
Zoning District(s)	Acreage
RE-1	84.2

**8. APPLICANT’S PROPOSED CHANGE(S):**

Amending Zoning designation(s) to: Commercial General (CG) for approximately 65.14 acres and Environmental Sensitive (ES) for approximately 19.06 acres

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**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

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**9. REASON FOR PROPOSED CHANGE(S):**

To correct an inconsistency between FLUM designation and zoning.

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

Vacant

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**11. SURROUNDING LAND USES:**

North: Single-family homes and vacant lands

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South: Single-family homes and vacant lands

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East: US 41, single-family homes and vacant lands

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West: Single-family homes and vacant lands

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**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):

US 41

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- 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 any water or sewer utilities that will be serving the subject site 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 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 Archaeological 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. REZONING NARRATIVE**

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan
- B. The existing land use pattern in adjacent areas
- C. The population density pattern and possible increased load on public facilities such as schools, utilities, and streets
- D. Whether changed conditions make the passage of the proposed amendment appropriate
- E. Whether the proposed change will adversely influence living conditions or property values in adjacent areas
- F. Whether the proposed change will affect public safety
- G. Whether the proposed change will reduce light and air to adjacent areas
- H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning

**16. 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

**AFFIDAVIT A**

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2026,

by Shaun Cullinan who is personally known to me or has/have produced

N/A as identification and who did/did not take an oath.

Kimberly Ann Sargent

Notary Public Signature

[Signature]

Signature of Applicant or Agent

Kimberly Ann Sargent

Notary Printed Signature

Shaun Cullinan

Printed Signature of Applicant or Agent

Sr. Admin. Asst.

Title

18400 Murdock Cir.

Address

HH354522

Commission Code

Port Charlotte, FL 33948

City, State, Zip

941-743-1922

Telephone Number

**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 21<sup>st</sup> day of January, 2026, by Shaun Cullinan who is personally known to me or has/have produced MA as identification and who did/did not take an oath.

Kimberly Ann Sargent

Notary Public Signature

SC

Signature of Applicant or Agent

Kimberly Ann Sargent

Notary Printed Signature

Shaun Cullinan

Printed Signature of Applicant or Agent

Sr. Admin. Asst.

Title

18400 Murdock Cir.

Address

HH354522

Commission Code

Port Charlotte, FL 33948

City, State, Zip

941-743-1922

Telephone Number



27544 Green Gulf Blvd, Property ID #412334383001

#### Vegetation / FLUCCS map

The 60-acre site is dominated by slash pine in the canopy with saw palmetto in the understory with varying amounts of melaleuca invasion (FLUCCS 411, ±50 acres). The remaining 10 acres consists of three Category II freshwater marshes that have been (are being) impacted by ATV's or other off-road vehicles (FLUCCS 641, ±10 acres).

#### Listed Species

FLUCCS 411 may provide suitable habitat for gopher tortoise (*Gopherus polyphemus*, State Threatened). FLUCCS 641 may provide suitable habitat for Florida sandhill cranes (*Grus canadensis*, State Threatened) but is unlikely due to the anticipated off-road vehicle use.

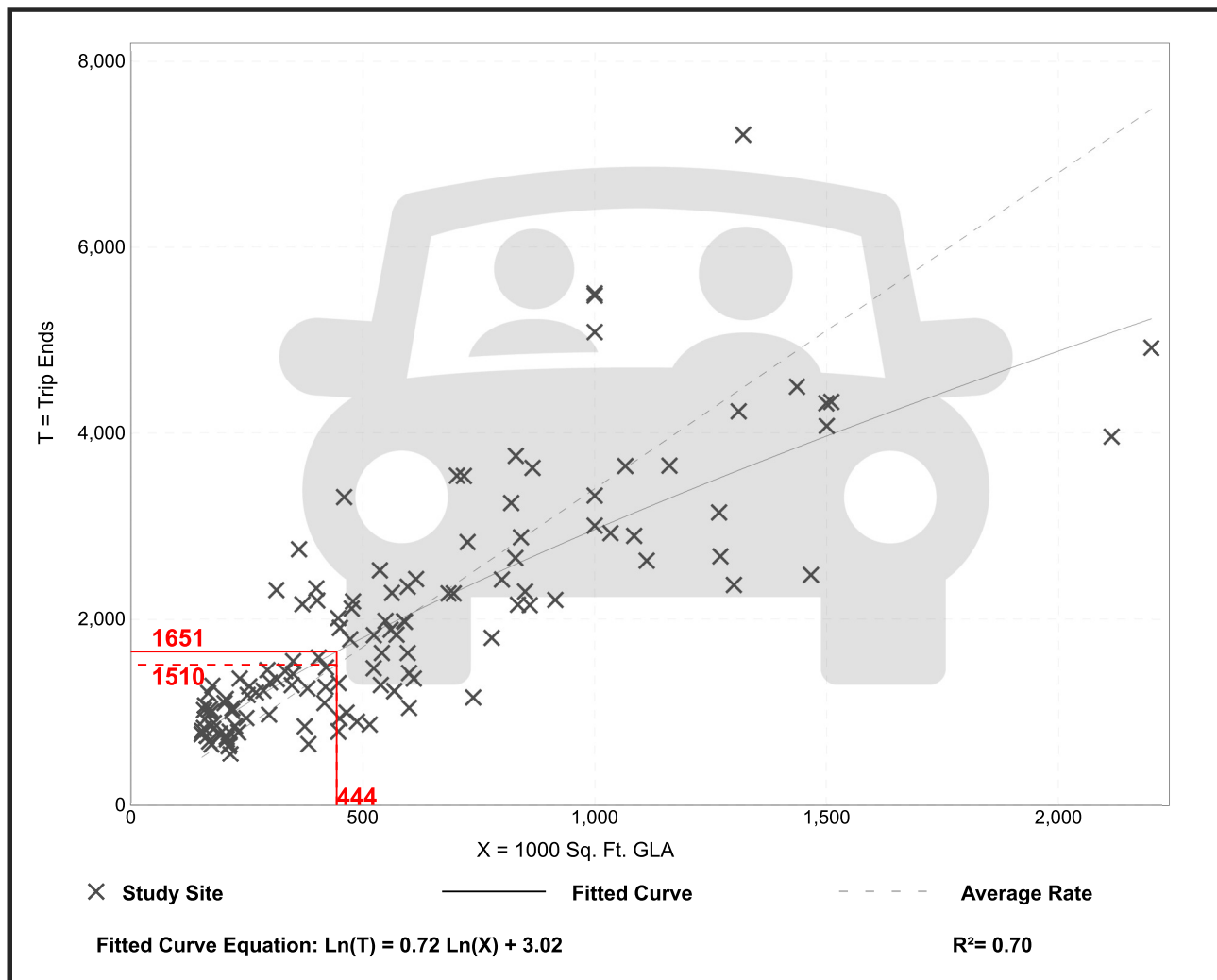
# Shopping Center (>150k) (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 126  
 Avg. 1000 Sq. Ft. GLA: 581  
 Directional Distribution: 48% entering, 52% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

## Data Plot and Equation



Notre Dame Boulevard - Existing Roadway Level of Service										
Roadway	No of Lanes	Context Classification	2024	100th Factor	Peak Hour Volume	Growth Rate	2026	LOS C	LOS D	Current LOS
			AADT				Peak Hour Volume			
Notre Dame Blvd	2	C3R	1516	0.092	139	2%	145	1408	1616	C

Notre Dame Boulevard - Future Roadway Level of Service - with Property ID #412334383001										
Roadway	No of Lanes	Context Classification	2026	Growth Rate	2030	Project Trips	Total Volume	LOS C	LOS D	Future LOS
			Peak Hour Volume		Peak Hour Volume					
Notre Dame Blvd	2	C3R	145	2%	157	1447	1604	1408	1616	D

**LEGAL**

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33 TOWNSHIP 41S RANGE 23E IN CHARLOTTE COUNTY FL. AS NOTED BY CERTIFIED CORNER RECORD 51011 AS PROVIDED BY LABINS (FLORIDA LAND BOUNDARY INFORMATION SYSTEM); THENCE S89°40'31"E A DISTANCE OF 297.10 FEET TO THE NORTHWEST CORNER OF SECTION 3 TOWNSHIP 42S RANGE 23E A CONCRETE MONUMENT AS NOTED AS A REFERENCE CORNER ON CERTIFIED CORNER RECORD 51011 AND, SAID CORNER BEING NOTED ON SUBDIVISION PLAT RECORDED IN THE OFFICIAL RECORDS OF CHARLOTTE COUNTY FLORIDA PLAT BOOK 3 PAGE 67A-67F; THENCE S89°44'15"E A DISTANCE OF 1330.15 FEET TO REMNENCE OF A CONCRETE MONUMENT FOUND AND RESET WITH ALUMINUM DISK AND REBAR, SAID CORNER BEING A PARTIAL SECTION CORNER AS NOTED ON SUBDIVISION PLAT RECORDED IN THE OFFICIAL RECORDS OF CHARLOTTE COUNTY FLORIDA PLAT BOOK 3 PAGE 67A-67F; THENCE S89°43'09"E A DISTANCE OF 1330.22 FEET TO REMNENCE OF A CONCRETE MONUMENT FOUND AND RESET WITH ALUMINUM DISK AND REBAR, SAID CORNER BEING A PARTIAL SECTION CORNER AS NOTED ON SUBDIVISION PLAT RECORDED IN THE OFFICIAL RECORDS OF CHARLOTTE COUNTY FLORIDA PLAT BOOK 3 PAGE 67A-67F; THENCE S89°44'15"E A DISTANCE OF 1033.97 FEET TO A CONCRETE MONUMENT AND BRASS DISK FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 34 TOWNSHIP 41S RANGE 23E AS NOTED BY CERTIFIED CORNER RECORD 51012 AS PROVIDED BY LABINS (FLORIDA LAND BOUNDARY INFORMATION SYSTEM); THENCE N02°25'37"E A DISTANCE OF 590.54 FEET; THENCE N45°42'20"W A DISTANCE OF 132.01 FEET TO A FOUND IRON ROD; THENCE N89°57'37"W A DISTANCE OF 5211.36 FEET ALONG THE SOUTHERN BOUNDARY OF AMENDED PLAT OF SOUTH PUNTA GORDA HEIGHTS AND ITS FIRST ADDITION AS RECORDED IN THE OFFICIAL RECORDS OF CHARLOTTE COUNTY FLORIDA PLAT BOOK 5 PAGE 17A-17C TO A CONCRETE MONUMENT FOUND LOCATED ON THE WESTERN LINE OF SECTION 34 TOWNSHIP 41S RANGE 23E; THENCE ALONG SAID SECTION LINE S03°31'00"W A DISTANCE OF 662.35 FEET TO A CONCRETE MONUMENT WITH BRASS DISK FOUND, SAID POINT BEING THE POINT OF BEGINNING. BOUNDARY CONTAINING 81.884 ACRES (3,566,851 SQUARE FEET), MORE OR LESS

**REFERENCES:**

- BOUNDARY SURVEY BY STEVEN R. SONBERG WITH ATWELL OF CHARLOTTE COUNTY FIRE STATION 17 FIELD DATED 03/31/2025 (DRC 25-232)
- BOUNDARY SURVEY BY SCOTT R. URQUHART WITH T2 UTILITY ENGINEERS OF PROPOSED CHARLOTTE COUNTY ELEVATED WATER TANK (DRC 25-213)
- PLAT OF SOUTH PUNTA GORDA HEIGHTS AND IT'S FIRST ADDITION RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 3 PAGE 13
- PLAT OF SOUTH PUNTA GORDA HEIGHTS 7<sup>TH</sup> ADDITION RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 3 PAGE 96F
- AMENDED PLAT OF SOUTH PUNTA GORDA HEIGHTS AND ITS FIRST ADDITION RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 5 PAGE 17A-17C
- UNIT NO. 6 TROPICAL GULF ACRES RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 3 PAGE 67A-67F
- UNIT NO. 3 TROPICAL GULF ACRES RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 3 PAGE 48A-48D
- FORT WILSON PROPERTY RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT 7 PAGE 47
- DEED RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS IN BOOK 200 PAGE 33.
- DEED RECORDED IN THE CHARLOTTE COUNTY OFFICIAL RECORDS IN BOOK 210 PAGE 391.
- THE ABOVE RESEARCH DOES NOT CONSTITUTE A THOROUGH TITLE EXAMINATION. OWNERSHIP SHOULD BE DETERMINED BY AN ATTORNEY.

**GENERAL NOTES:**

- THE BOUNDARY SURVEY DEPICTED HEREON DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF POSSIBLE JURISDICTIONAL AREAS OF THE FEDERAL, STATE, REGIONAL, OR LOCAL AGENCIES OR OTHER ENTITIES. FLOOD INFORMATION HAS NOT BEEN DETERMINED. IMPROVEMENTS, OTHER THAN SHOWN, WERE NOT LOCATED. THIS SURVEY MAKES NO REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS.
- THE BOUNDARY SURVEY DEPICTED HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE BOUNDARY WAS ESTABLISHED BASED ON PUBLICLY FOUND RECORD INFORMATION. FOUND MONUMENTATION AND LINES OF OCCUPATION OF LONG DURATION, THE BOUNDARY IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.
- DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF. BEARINGS ARE BASED ON THE FLORIDA WEST (SPC (0902 FL W) REFERENCE FRAME: NAD\_83(2022)(EPOCH: 2010.0000) WITH THE NORTHERN PROPERTY LINE BEARING S89°57'37"E. SURVEY WAS COMPLETED UTILIZING TRIMBLE R121 BASE AND ROVERS. BASE POINT OF SURVEY WAS ESTABLISHED BY A 6 HOUR OPUS. SEE BENCHMARK 1 INFORMATION PROVIDED HEREON FOR ACCURACY.
- THE VERTICAL DATUM DENOTED ON THE DEPICTED BENCHMARKS AS NOTED ON THE OPUS SOLUTIONS IS NAVD83 (COMPUTED USING GEOID18).
- THE SECTION AND PARTIAL SECTION CORNERS DENOTED HEREON ARE STRICTLY BASED ON PUBLIC INFORMATION PROVIDED BY LABINS AS CERTIFIED CORNER RECORDS (CCR'S).
- ALTHOUGH NUMEROUS CORNERS WERE LOCATED ALONG THE NORTHERN AND SOUTHERN PROPERTY LINE, THE EXTREME CORNERS BASED ON LEGAL DISCRIPTION, WERE FOUND AND HELD AS THE ACTUAL PROPERTY LINE. THAT NOTED, STATE PLANE COORDINATES ARE PROVIDED AT THESE CORNERS FOR INFORMATION PURPOSES. IT WAS NOTED THAT THE MAXIMUM DISTANCE ANY FOUND CORNERS FROM CHOSEN PROPERTY LINE WAS 0.3'. OBVIOUS FENCE LOCATIONS DEPICTED HEREON ARE FOR INFORMATION PURPOSES ONLY AND THE ACTUAL OWNERSHIP WAS NOT DETERMINED. THE PURPOSE OF THIS SURVEY WAS FOR DETERMINATION OF THE ACTUAL BOUNDARY BUT NOT TO EVALUATE POSSIBLE MINOR ENCROACHMENTS.
- PARCEL TM 4 (PID: 412335300002) IS 4.26 ACRES PER BOUNDARY SURVEY BY ATWELL (APPROVED DRC 25-232 CHARLOTTE COUNTY FORE STATION 17).

# BOUNDARY SURVEY

## LOCATED IN

### NOTRE DAME @ TROPICAL GULF ACRES

### SECTION 34, TOWNSHIP 41 SOUTH, RANGE 23 EAST

### CHARLOTTE COUNTY, FLORIDA

**LEGEND:**

- SIRC SET IRON ROD WITH CAP
- FIRC FOUND IRON ROD WITH CAP
- FIR FOUND IRON PIPE
- FIP FOUND IRON PIPE
- CCR CERTIFIED CORNER OF RECORDS
- SEC SECTION
- TMP TOWNSHIP
- RNG RANGE
- RD ROAD
- PCP PERMANENT CONTROL POINT
- BM BENCHMARK
- (M) MEASURED DATA
- (D) DEED DATA
- (P) PLAT DATA
- PLS LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- FCM FOUND CONCRETE MONUMENT
- BLVD BOULEVARD
- ST STREET
- AVE AVENUE
- CT COURT
- ROW RIGHT-OF-WAY
- PRM PERMANENT REFERENCE MONUMENT
- N/A NOT APPLICABLE
- PID PARCEL IDENTIFICATION NUMBER
- POB POINT OF BEGINNING
- FOUND/SET IRON ROD WITH CAP
- CHARLOTTE COUNTY PROPERTY
- PROJECT AREA
- ⊕ BENCHMARK
- PERMANENT CONTROL POINT

NGS OPUS SOLUTION REPORT BM 1

All computed coordinate accuracies are listed as peak-to-peak values.  
For additional information: <https://www.sgs.nra.gov/OPUS/about.jsp#accuracy>

USER: Agustin Mancian@charlottecountyfl.g DATE: December 10, 2025  
RINEX FILE: 25183454-25 TIME: 13:14:51 UTC

SOFTWARE: page5 2008.25 manu250.pl 160321 START: 20251210 13:52:00  
EPOCHS: epoch250.epi (18h epoch) SPC: 09022L W 180000  
NAV FILE: hnd338025 NAV USERID: 10911 16047 + 93%  
ANT NAME: TRIMB121 NONE # FIXED ANTS: 901 - 97 = 39%  
ARP HEIGHT: 2.3 OVERALL RMS: 0.016(m)

REF FRAME: NAD\_83(2011) (EPOCH: 2010.0000) ITRF2010 (EPOCH: 2025.9380)

X: 792520.924(m) 0.002(m) 792519.976(m) 0.002(m)  
Y: -563850.965(m) 0.004(m) -563850.392(m) 0.004(m)  
Z: 286417.018(m) 0.002(m) 286416.853(m) 0.002(m)

LAT: 28 51 30.7072 0.002(m) 28 51 30.7273 0.002(m)  
E LON: 27 39 34.72109 0.011(m) 27 39 34.69715 0.011(m)  
W LON: 81 59 57.00246 0.001(m) 81 59 57.1436 0.001(m)  
E L HT: 18.2526(m) 0.005(m) -19.428(m) 0.005(m)  
ORTHO HT: 5.758(m) 0.048(m) [NAVD83 (Computed using GEOID18)]

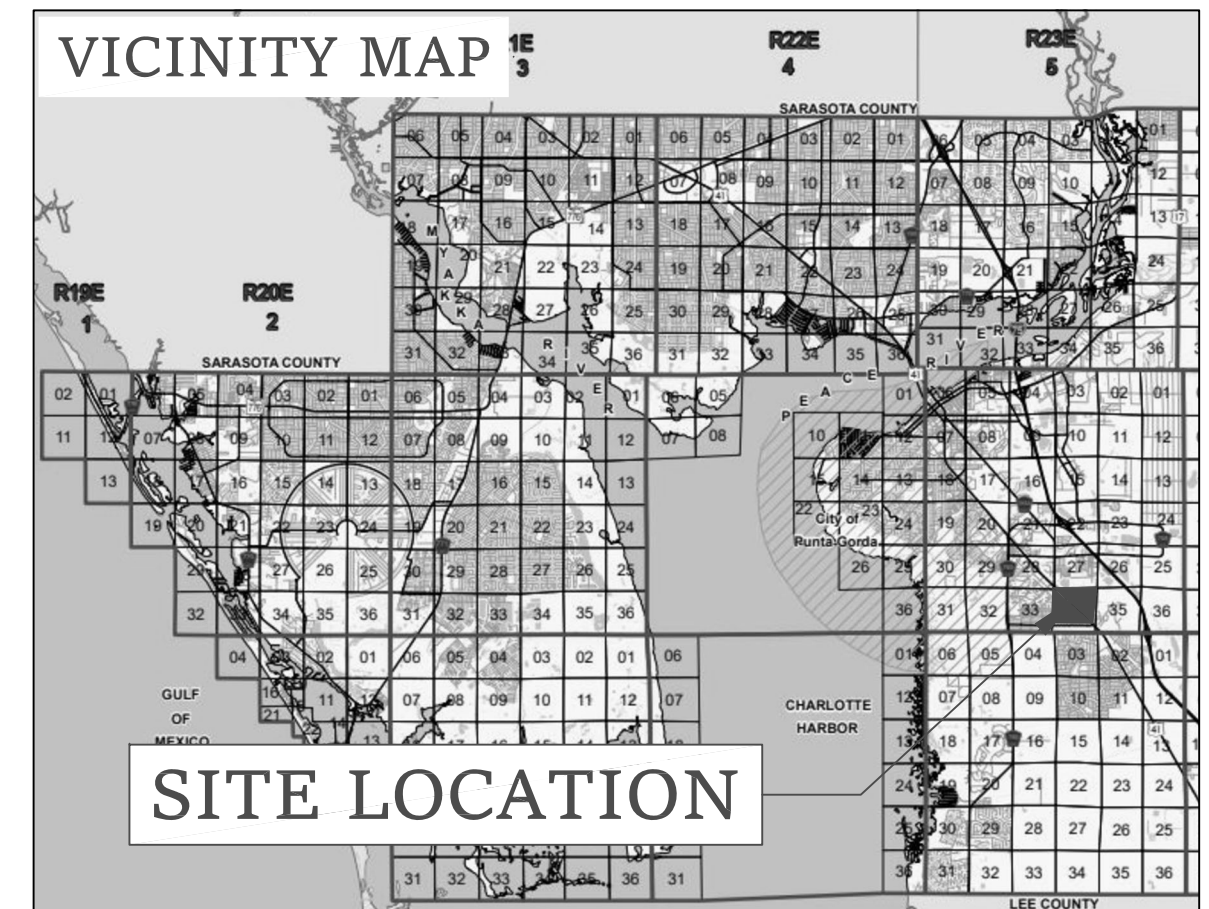
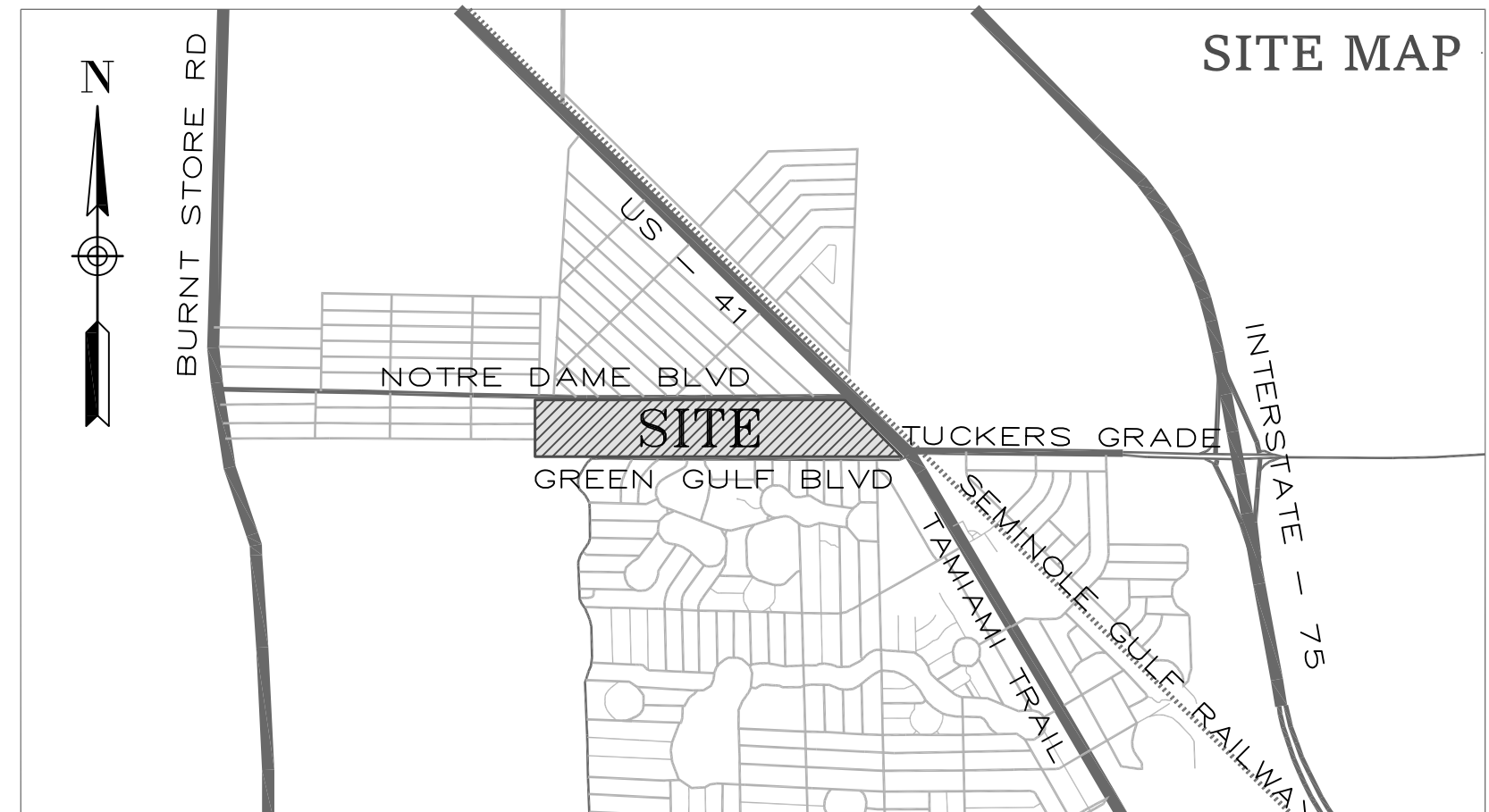
UTM COORDINATES STATE PLANE COORDINATES  
UTM Zone (7) SPC (09022L W)  
Northing (Y) (meters) 297163.303 279726.771  
Easting (X) (meters) 399968.127 199902.211  
Convergence (degrees) -0.4550000 0.00317222  
Point Scale 0.9997255 0.99994398  
Combined Factor 0.9997250 0.9999405

US NATIONAL GRID DESIGNATOR: 17TKK99607183NAD 83)

BASE STATIONS USED  
PID DESIGNATION LATITUDE LONGITUDE DISTANCE(m)  
DRE4757 WACH WAICHEL LA CORS ARP N27361 042 W081236 616 73611.8  
DRE4757 WACH WAICHEL LA CORS ARP N27361 042 W081236 616 73611.8  
DRE4757 WACH WAICHEL LA CORS ARP N26451 324 W0812712 290 56399.1

NEAREST NGS PUBLISHED CONTROL POINT  
DPR956 22102 B N2651040 10 W0809002 80 735.6

This position and the above vector components were computed without any knowledge by the National Geospatial Survey regarding the equipment or field operating procedures used.



NGS OPUS SOLUTION REPORT BM 2

All computed coordinate accuracies are listed as peak-to-peak values.  
For additional information: <https://www.sgs.nra.gov/OPUS/about.jsp#accuracy>

USER: Agustin Mancian@charlottecountyfl.g DATE: December 05, 2025  
RINEX FILE: 5103380-25 TIME: 18:26:51 UTC

SOFTWARE: page5 2008.25 manu250.pl 160321 START: 20251204 13:57:00  
EPOCHS: epoch250.epi (18h epoch) SPC: 09022L W 180000  
NAV FILE: hnd338025 NAV USERID: 10911 16047 + 84%  
ANT NAME: TRIMB121 NONE # FIXED ANTS: 764 - 81 = 54%  
ARP HEIGHT: 2.3 OVERALL RMS: 0.021(m)

REF FRAME: NAD\_83(2011) (EPOCH: 2010.0000) ITRF2010 (EPOCH: 2025.9251)

X: 791756.557(m) 0.010(m) 791755.406(m) 0.010(m)  
Y: -563863.311(m) 0.012(m) -563863.178(m) 0.012(m)  
Z: 286422.006(m) 0.005(m) 286421.963(m) 0.005(m)

LAT: 28 51 30.7072 0.002(m) 28 51 30.7273 0.002(m)  
E LON: 27 39 34.72109 0.011(m) 27 39 34.69715 0.011(m)  
W LON: 81 59 57.00246 0.001(m) 81 59 57.1436 0.001(m)  
E L HT: 17.826(m) 0.012(m) -19.406(m) 0.012(m)  
ORTHO HT: 6.175(m) 0.056(m) [NAVD83 (Computed using GEOID18)]

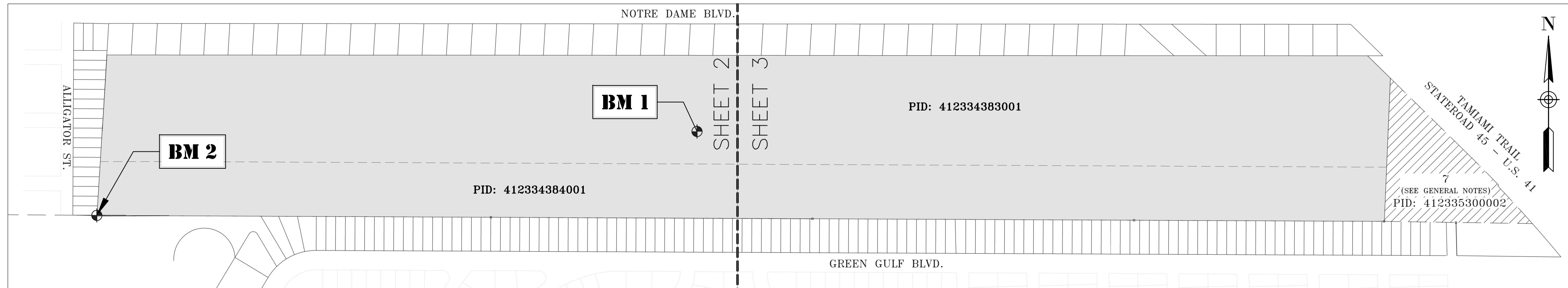
UTM COORDINATES STATE PLANE COORDINATES  
UTM Zone (7) SPC (09022L W)  
Northing (Y) (meters) 297163.303 279726.771  
Easting (X) (meters) 399968.127 199902.211  
Convergence (degrees) -0.4550000 0.00317222  
Point Scale 0.9997255 0.99994398  
Combined Factor 0.9997255 0.99994398

US NATIONAL GRID DESIGNATOR: 17TKK99607183NAD 83)

BASE STATIONS USED  
PID DESIGNATION LATITUDE LONGITUDE DISTANCE(m)  
DRE4757 WACH WAICHEL LA CORS ARP N27361 042 W081236 616 73611.8  
DRE4757 WACH WAICHEL LA CORS ARP N27361 042 W081236 616 73611.8  
DRE4757 WACH WAICHEL LA CORS ARP N26451 324 W0812712 290 56399.1

NEAREST NGS PUBLISHED CONTROL POINT  
DPR956 22102 B N2651040 10 W0809002 80 735.6

This position and the above vector components were computed without any knowledge by the National Geospatial Survey regarding the equipment or field operating procedures used.



**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.

CREW				Date	1/27/2026
A. THOMAS				Scale	N/A
DRAWN				Sheet #	1 OF 3
MANCIA				WO#	139546
CHECK					
JORGE	No.	DATE	REVISION	BY	

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



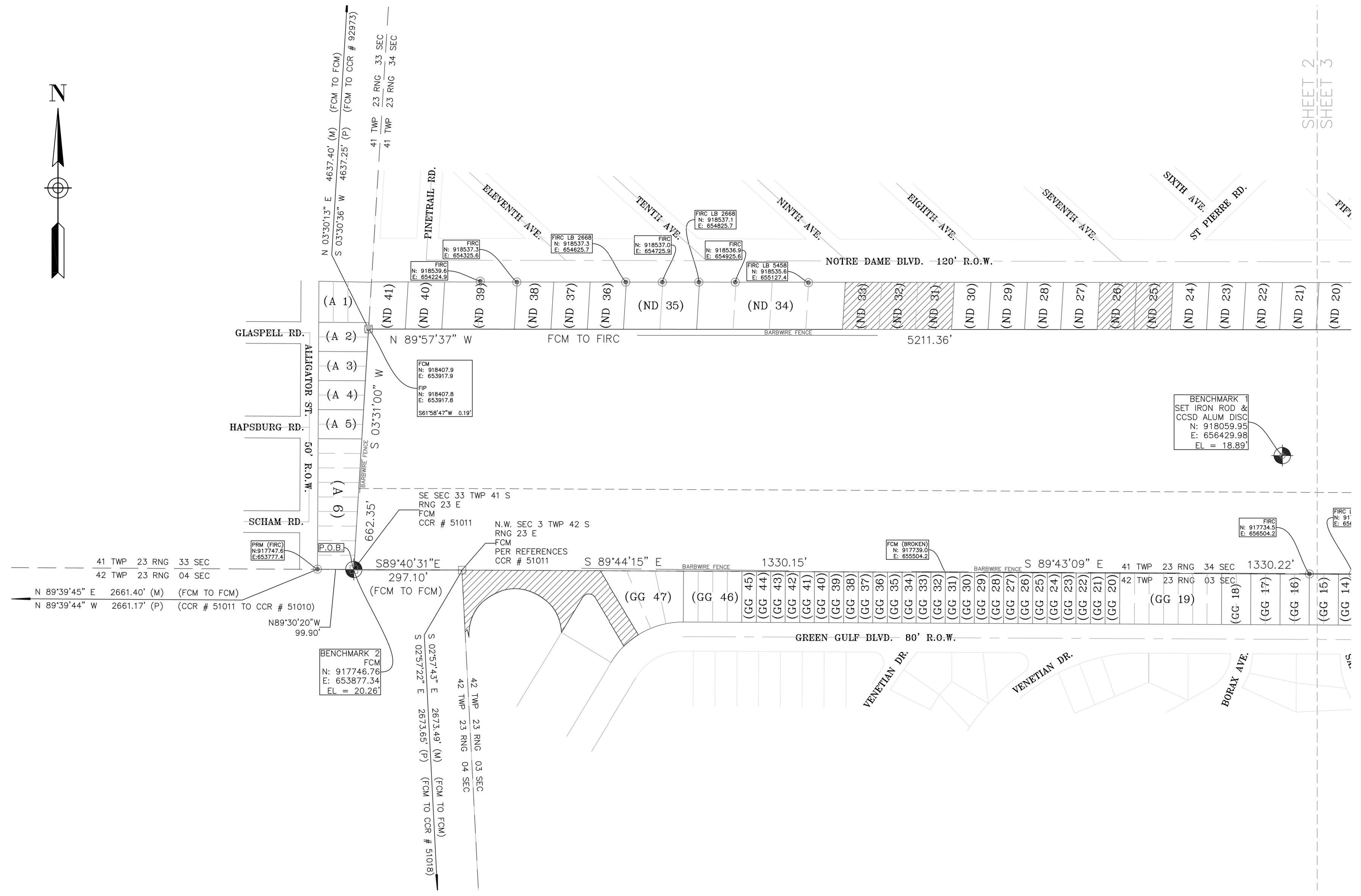
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 SECTION 34, TOWNSHIP 41 SOUTH, RANGE 23 EAST  
 CHARLOTTE COUNTY, FLORIDA

INDEX	LOT / BLOCK	OWNER	ADDRESS	PID	PLAT BOOK & PAGE
GG 16	LTS 24-25 Blk 105	Mark S Dorr & Teresa M Reed	27230 Green Gulf Blvd	422303126018	Book 3 - Pg 67A-67F
GG 17	LTS 26-27 Blk 105	Mark Dorr & Teresa Reed	27218, 27222 Green Gulf Blvd	422303126017	Book 3 - Pg 67A-67F
GG 18	LTS 28-29 Blk 105	Stephen Francis Zawacki & Kathryn C	27210 Green Gulf Blvd	422303126016	Book 3 - Pg 67A-67F
GG 19	LTS 30-36 Blk 105	Robert J Lebel & Amanda E	27194 Green Gulf Blvd	422303126015	Book 3 - Pg 67A-67F
GG 20	LT 37 Blk 105	Sharon & Jody Goldblatt	27178 Green Gulf Blvd	422303126012	Book 3 - Pg 67A-67F
GG 21	LT 38 Blk 105	Sharon & Jody Goldblatt	27174 Green Gulf Blvd	422303126011	Book 3 - Pg 67A-67F
GG 22	LT 39 Blk 105	Jackie L Neil & Landis M Charles Jr	27170 Green Gulf Blvd	422303126010	Book 3 - Pg 67A-67F
GG 23	LT 40 Blk 105	Jackie L Neil & Landis M Charles Jr	27166 Green Gulf Blvd	422303126009	Book 3 - Pg 67A-67F
GG 24	LT 41 Blk 105	Jackie L Neil & Landis M Charles Jr	27162 Green Gulf Blvd	422303126008	Book 3 - Pg 67A-67F
GG 25	LT 42 Blk 105	Alexandra Beate Boslen Trustee	27158 Green Gulf Blvd	422303126007	Book 3 - Pg 67A-67F
GG 26	LT 43 Blk 105	Alexandra Beate Boslen Trustee	27154 Green Gulf Blvd	422303126006	Book 3 - Pg 67A-67F
GG 27	LT 44 Blk 105	Alexandra Beate Boslen Trustee	27150 Green Gulf Blvd	422303126005	Book 3 - Pg 67A-67F
GG 28	LT 45 Blk 105	Alexandra Beate Boslen Trustee	27146 Green Gulf Blvd	422303126004	Book 3 - Pg 67A-67F
GG 29	LT 46 Blk 105	Alexandra Beate Boslen Trustee	27142 Green Gulf Blvd	422303126003	Book 3 - Pg 67A-67F
GG 30	LT 47 Blk 105	Alexandra Beate Boslen Trustee	27138 Green Gulf Blvd	422303126002	Book 3 - Pg 67A-67F
GG 31	LT 48 Blk 105	Alexandra Beate Boslen Trustee	27134 Green Gulf Blvd	422303126001	Book 3 - Pg 67A-67F
GG 32	LT 49 Blk 105	Alexandra Beate Boslen Trustee	27130 Green Gulf Blvd	422303101021	Book 3 - Pg 67A-67F
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GG 35	LT 52 Blk 105	Alexandra Beate Boslen Trustee	27118 Green Gulf Blvd	422303101018	Book 3 - Pg 67A-67F
GG 36	LT 53 Blk 105	Alexandra Beate Boslen Trustee	27114 Green Gulf Blvd	422303101017	Book 3 - Pg 67A-67F
GG 37	LT 54 Blk 105	Alexandra Beate Boslen Trustee	27110 Green Gulf Blvd	422303101016	Book 3 - Pg 67A-67F
GG 38	LT 55 Blk 105	Alexandra Beate Boslen Trustee	27106 Green Gulf Blvd	422303101015	Book 3 - Pg 67A-67F
GG 39	LT 56 Blk 105	Alexandra Beate Boslen Trustee	27102 Green Gulf Blvd	422303101014	Book 3 - Pg 67A-67F
GG 40	LT 57 Blk 105	Alexandra Beate Boslen Trustee	27098 Green Gulf Blvd	422303101013	Book 3 - Pg 67A-67F
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GG 44	LT 61 Blk 105	Alexandra Beate Boslen Trustee	27082 Green Gulf Blvd	422303101009	Book 3 - Pg 67A-67F
GG 45	LT 62 Blk 105	Alexandra Beate Boslen Trustee	27078 Green Gulf Blvd	422303101008	Book 3 - Pg 67A-67F
GG 46	LTS 63-66 Blk 105	Erin & Jeremiah Radle	27062 Green Gulf Blvd	422303101005	Book 3 - Pg 67A-67F
GG 47	LTS 67-69 Blk 105	Wendy & Willie McAee	27046, 27052, 27058 Green Gulf Blvd	422303101002	Book 3 - Pg 67A-67F
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A 4	LTS 1939-1940	Julia A Jalbert	11482 Alligator St	412333483004	Book 3 - Pg 17A-17C
A 5	LTS 1941-1942	Joan F Co-Trs & Jack F Bowden	11490 Alligator St	412333483005	Book 3 - Pg 17A-17C
A 6	LTS 1943-1951	Tracy S & Joshua Dale Harned	11510 Alligator St	412333483006	Book 3 - Pg 17A-17C
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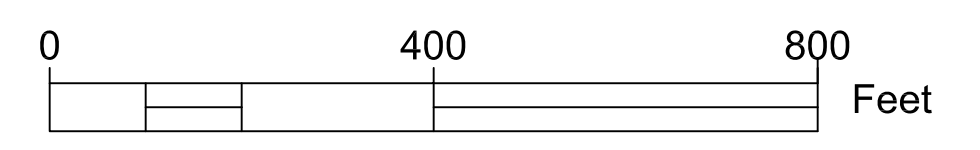
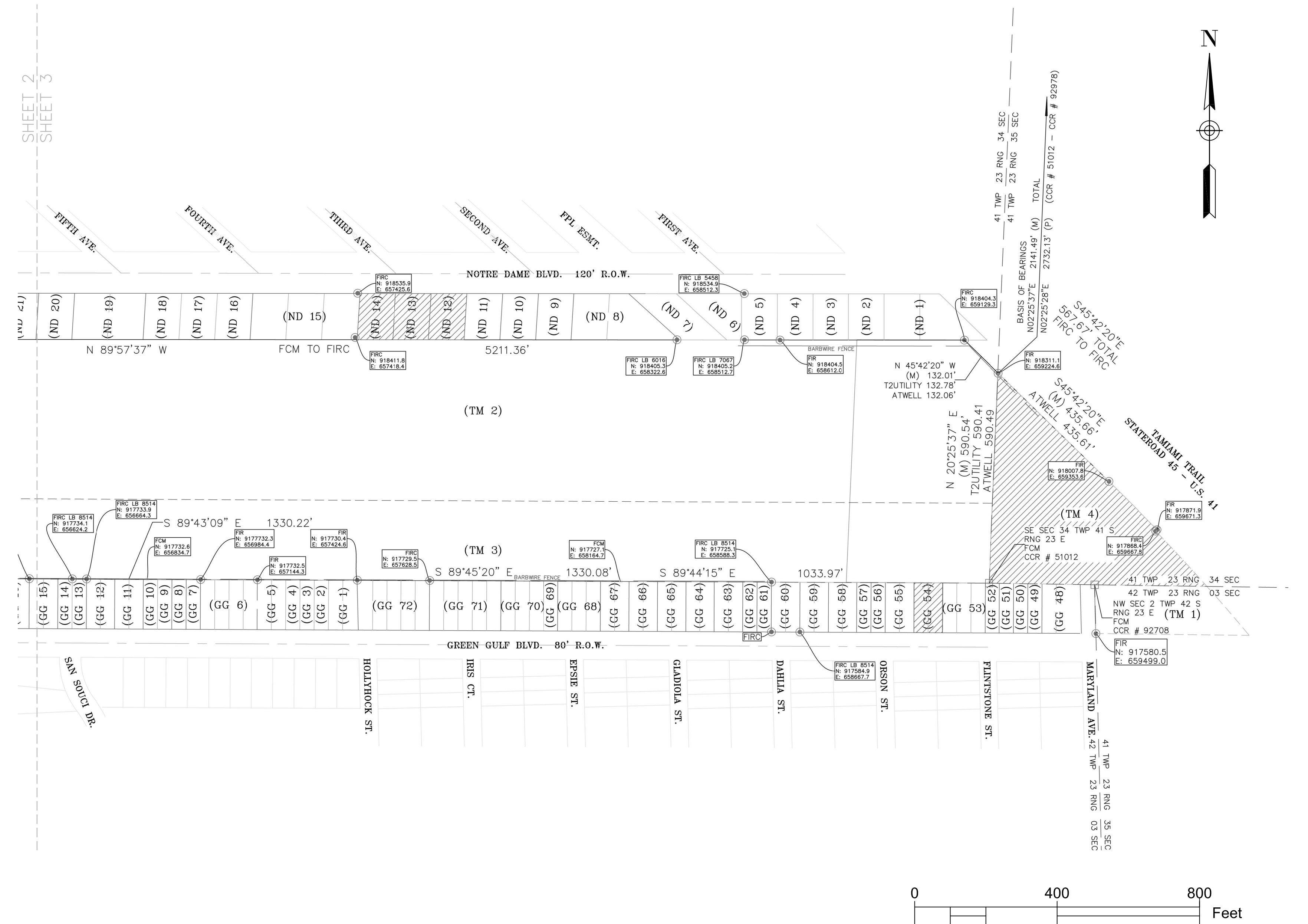
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CREW		Date	1/27/2026
A. THOMAS		Scale	1" = 200'
DRAWN		Sheet #	2 OF 3
MANCIA		WO#	139546
CHECK			
JORGE	No.	DATE	REVISION

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ND 3	LT 4A	Dennis J Fullenkamp Trustee	27487 Notre Dame Blvd	412334480004	Book 5 - Pg 17A-17C
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TM 3	P4	Charlotte County	Null	412334384001	Book 5 - Pg 17A-17C
TM 4	P5	Charlotte County	11711 Tamiami Trl	412335300002	Book 5 - Pg 17A-17C
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GG 50	LT 4 Blk 51	On Yiu Chu	27510 Green Gulf Blvd	422303226019	Book 3 - Pg 48A-48D
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GG 53	LTS 7-9 Blk 51	Alejandro Carro & Isabel Maria	27490, 27494, 27498 Green Gulf Blvd	422303226016	Book 3 - Pg 48A-48D
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GG 61	LT 22 Blk 51	Joanne Dellacava	27438 Green Gulf Blvd	422303226006	Book 3 - Pg 48A-48D
GG 62	LT 23 Blk 51	Joanne Dellacava	27434 Green Gulf Blvd	422303226005	Book 3 - Pg 48A-48D
GG 63	LTS 24-25 Blk 51	Martha Sanchez	27426, 27430 Green Gulf Blvd	422303226004	Book 3 - Pg 48A-48D
GG 64	LTS 26-27 Blk 51	Donna & Gregory Christopher	27418, 27422 Green Gulf Blvd	422303226003	Book 3 - Pg 48A-48D
GG 65	LTS 28-29 Blk 51	Rafaelydis Avila Tejeda	27410 Green Gulf Blvd	422303226002	Book 3 - Pg 48A-48D
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GG 68	LTS 34-36 Blk 51	Martin & F P Van Hoof	27386 Green Gulf Blvd	422303201019	Book 3 - Pg 48A-48D
GG 69	LT 37 Blk 51	Activity Home Inc	27378 Green Gulf Blvd	422303201018	Book 3 - Pg 48A-48D
GG 70	LTS 38-40 Blk 51	Marcos Toledo Velazquez	27366, 27370, 27374 Green Gulf Blvd	422303201017	Book 3 - Pg 48A-48D
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GG 1	LTS 1-2 Blk 105	Rodney A Jones	27318, 27322 Green Gulf Blvd	422303201021	Book 3 - Pg 67A-67F
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GG 4	LT 5 Blk 105	Patricia A Thompson	27306 Green Gulf Blvd	422303201008	Book 3 - Pg 67A-67F
GG 5	LTS 6-7 Blk 105	Amber Dunmore	27298, 27302 Green Gulf Blvd	422303201007	Book 3 - Pg 67A-67F
GG 6	LTS 8-11 Blk 105	Linda J & Michael R Hoseclaw	27282 Green Gulf Blvd	422303201005	Book 3 - Pg 67A-67F
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GG 8	LT 13 Blk 105	Gaby Novak	27274 Green Gulf Blvd	422303201003	Book 3 - Pg 67A-67F
GG 9	LT 14 Blk 105	Renee Kallista Hammer	27270 Green Gulf Blvd	422303201002	Book 3 - Pg 67A-67F
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DRAWN				Sheet #	3 OF 3
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