

R E S O L U T I O N  
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL, LLC FINAL DETAIL SITE PLAN APPROVAL FOR SCENIC VIEW V, CONSISTING OF APPROXIMATELY 137,000 SQUARE FEET OF ENCLOSED STORAGE AREA WITH SIX WESTERLY BUILDINGS TO INCLUDE LARGE INDIVIDUALLY OWNED UNITS AND AN EASTERLY BUILDING TO INCLUDE MINI STORAGE UNITS, ON A 10.33± ACRE SITE, LOCATED AT 5225 TAYLOR ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-25-117 requesting a Planned Development (PD) Final Detail Site Plan approval for Scenic View V, consisting of approximately 137,000 square feet of enclosed storage area, with six westerly buildings to include large individually owned units and an easterly building to include mini storage units, on a 10.33± acre site, located at 5225 Taylor Road, Punta Gorda, Florida, in Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the Property was rezoned to Planned Development (PD) on May 27, 2025, pursuant to Ordinance Number 2025-018, along with its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-25-117 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-25-117 and the findings of the Site Plan Review committee.

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

1. Application DRC-25-117 is approved with the following conditions which must be met by the Applicant:

A. As required by Code Section 3-9-45(d)(4)(d), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:

- i. Commencement shall begin after approval by the Board.
- ii. Buildout shall be substantially completed prior to October 28, 2028.

B. Development standards shall comply with Ordinance Number 2025-018, as may be amended by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 28th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

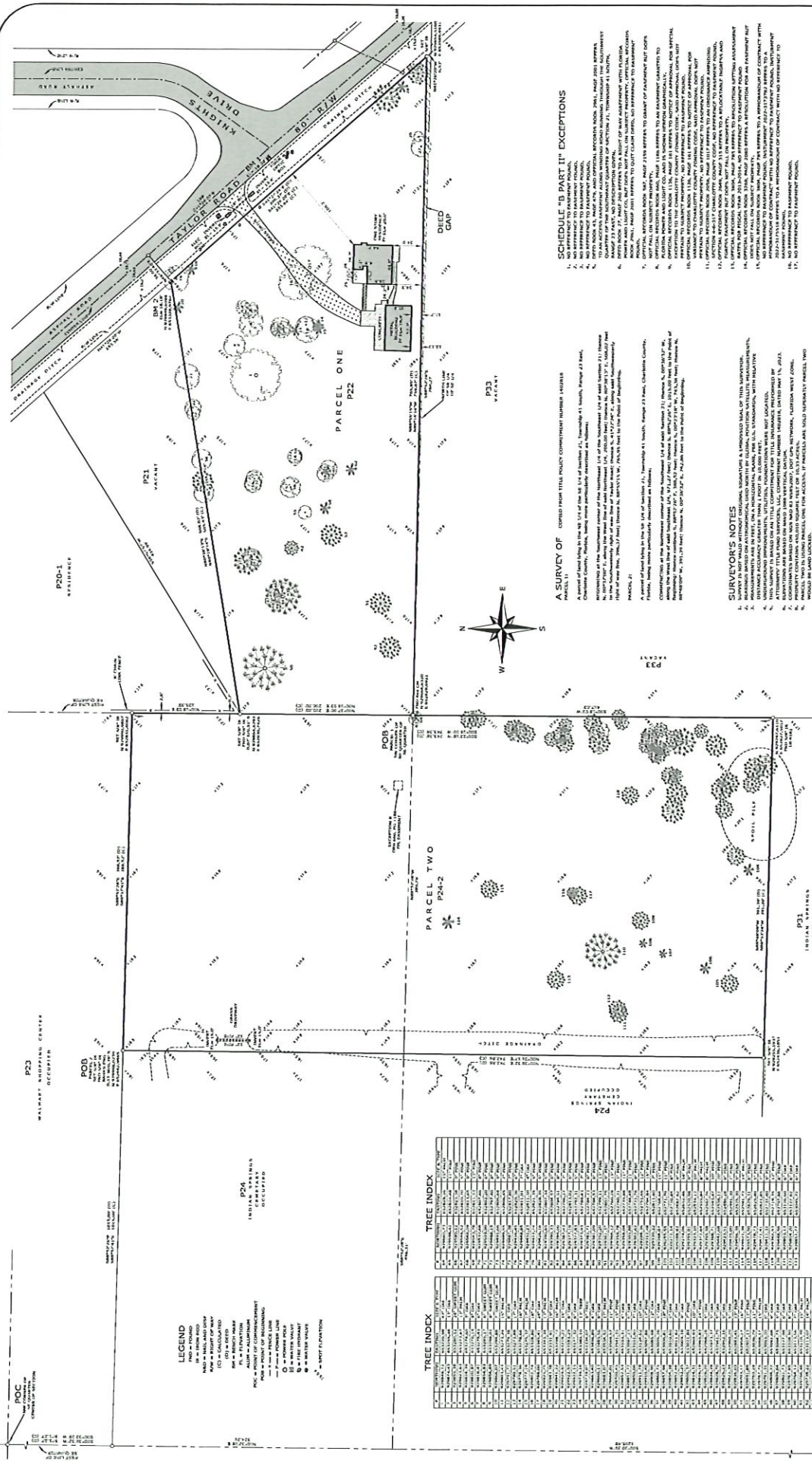
ATTEST:  
Roger D. Eaton, Clerk of  
Circuit Court and Ex-Officio Clerk  
of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Janette S. Knowlton, County Attorney  
LR2025-0733

*JSK*



**SCHEDULE "B PART II" EXCEPTIONS**

[illegible]A SURVEY OF  
 COMED FROM TITLE POLICY COMMITMENT NUMBER 1402818

TABLE 11  
Percent of fished fish in the NE 1/4 of the NE 1/4 of section 41, Township 41 South, Range 4 East,  
Cherokee County, Florida, using more than one bait as follows:

PARCEL 21

SURVEYOR'S NOTES

[illegible]

**ROBERT** Digitally signed  
by ROBERT O

O. SOUTH  
Date: 2024.12.16  
10:45:28 -05'00'

SOUTH SURVEY INC. LB 8514  
WEST GREEN SOUTH, FLORIDA LAND SURVEYOR 2648

600 SAMUEL PALMI LANE, PUNTA GORDA, FLORIDA 33982  
 EMAIL: PUNTAGORDA@HOTMAIL.COM  
 PHONE: 941-638-4123 - WEB PAGE: LN2668.COM

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ENCH MARK 2

SUSPECT PROPERTY  
TOP OF IRON ROAD AND CAP NPT  
AT THE NORTHEAST CORNER OF  
ELEVATION = 18,18' (NAVD 1983)

BENCH MARK 1

WALD SET 1' NORTHEAST OF THE  
WESTEST EDGE OF PAVEMENT ON  
OR ROAD NEAR THE CENTER OF  
SUBJECT LOT

## COUNTY DATA

PARCEL ID: 4372451003  
 51705 TROBEN AVE  
 SECTIONS 27  
 T4N R30W  
 ZONING: R1

COUNTY DATA

PARCEL ID: 412321427004  
MAP NUMBER: 90219  
SECTION: 21-41-23  
ZONING CODE: RFI

GOOD DATA

ORDER NUMBER: 1200601  
 ORDER DATE: 02/04/2022  
 ORDER TIME: 12:01:50  
 ORDER STATUS: OK



# EXHIBIT

"A" 1 of 1

tables.

"A" 1 of 1