

32 (FLUM) designation and the zoning district in order to allow residential
33 development on the Property of up to two single-family dwelling units; and

34 WHEREAS, Petition Z-26-12 was heard by the Charlotte County
35 Planning and Zoning Board ("P&Z Board") and, based on the findings and
36 analysis provided by County Staff and the evidence presented to the P&Z Board,
37 the P&Z Board recommended approval on April 13, 2026; and

38 WHEREAS, after due consideration, based on the findings and
39 analysis provided by County Staff and the evidence presented to it, the Board
40 finds that approval of Petition Z-26-12 is consistent with the County's
41 Comprehensive Plan and meets the requirements for the granting of a rezone;
42 and

43 WHEREAS, based on the above findings, the Board finds that the
44 Petition satisfies the requirements of Section 125.66, F.S., and that it is in the
45 best interests of the County and its citizens to approve Petition Z-26-12.

46 NOW, THEREFORE, BE IT ORDAINED by the Board of County
47 Commissioners of Charlotte County, Florida:

48 SECTION 1. The following petition, made by applicant,
49 Nina Grigorov, Trustee of the Nina Grigorov Living Trust, for an amendment to
50 the Charlotte County Zoning Atlas is hereby approved:

51 Petition Z-26-12 requesting to amend the Charlotte
52 County Zoning Atlas from Commercial General (CG)
53 to Residential Single-family 3.5 (RSF-3.5) for property
54 located at 960 Rotonda Circle, in the Rotonda West
55 area and in the West County area, containing a total
56 of 0.74± acres, Charlotte County, Florida,
57 Commission District III, and more particularly
58 described in Exhibit "A" attached hereto.
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60 SECTION 2. That the zoning for this property shall run with the
61 property and shall apply to any subsequent owners, heirs and assigns.

62 SECTION 3. This Ordinance shall take effect upon filing in the
63 Office of the Secretary of State, State of Florida.

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65 PASSED AND DULY ADOPTED this 26th day of May, 2026.

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BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

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69

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By: _____
Joseph M. Tiseo, Chairman

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75 ATTEST:

76 Roger D. Eaton, Clerk of the Circuit Court
77 and Ex-Officio Clerk of the
78 Board of County Commissioners

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81 By: _____
82 Deputy Clerk

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APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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By: _____
Thomas M. David, County Attorney
LR2026-0165

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KMW



LOCATION MAP
NOT TO SCALE



SCALE: 1"=47'

LEGAL DESCRIPTION:

TRACT B, ROTONDA WEST, WHITE MARSH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 17A THROUGH 17L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CERTIFIED TO:

Nina Grigori

FLOOD ZONE:

MAP NO. 12015001940
ZONE: X
EFF: 12/15/2022

SURVEY NOTES:

-NO NOTABLE CONDITIONS FOUND

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

AC-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	— FENCE	☆ LIGHT POLE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	± PLUS OR MINUS	
AL-ARC LENGTH	U.E.-UTILITY EASEMENT	○ POLE	
IC-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK	○ MANHOLE	
MA-MEASURED	SQ.FT.-SQUARE FEET	○ CATCH BASIN	
P.B.-PLAT BOOK	DB-DEED BOOK/DI-DEED	— FENCE	
PG-PAGE	D.E.-DRAINAGE EASEMENT	— FENCE	
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT	— FENCE	
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT	— FENCE	
(P)-PLAT	L.M.E.-LAWN MAINTENANCE EASEMENT	— FENCE	
EO-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT	— FENCE	
TOP-TOP OF BANK	ELEV-ELEVATION	— FENCE	
CH-CHOP-HEAD LINE	FF-FINISHED FLOOR	— FENCE	
CO-CLEAN OUT	LS-LICENSED SURVEYOR	— FENCE	
	LS-LICENSED BUSINESS	— FENCE	
	PSM-PROFESSIONAL SURVEYOR & MAPPER	— FENCE	

FIELD DATE: 05/02/2025

DRAWN BY: LT.

ORDER NO: 1000263727

REVISIONS: 5/7/2025 EDIT CURVE LABEL

PAGE 1 OF 1

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



Digitally signed by
THOMAS F. LUBANOVIC
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C00000
193772457900047370,
cn=THOMAS F. LUBANOVIC
Date: 2025.05.07 14:56:02
-04'00'

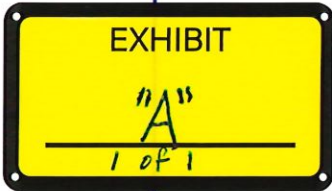
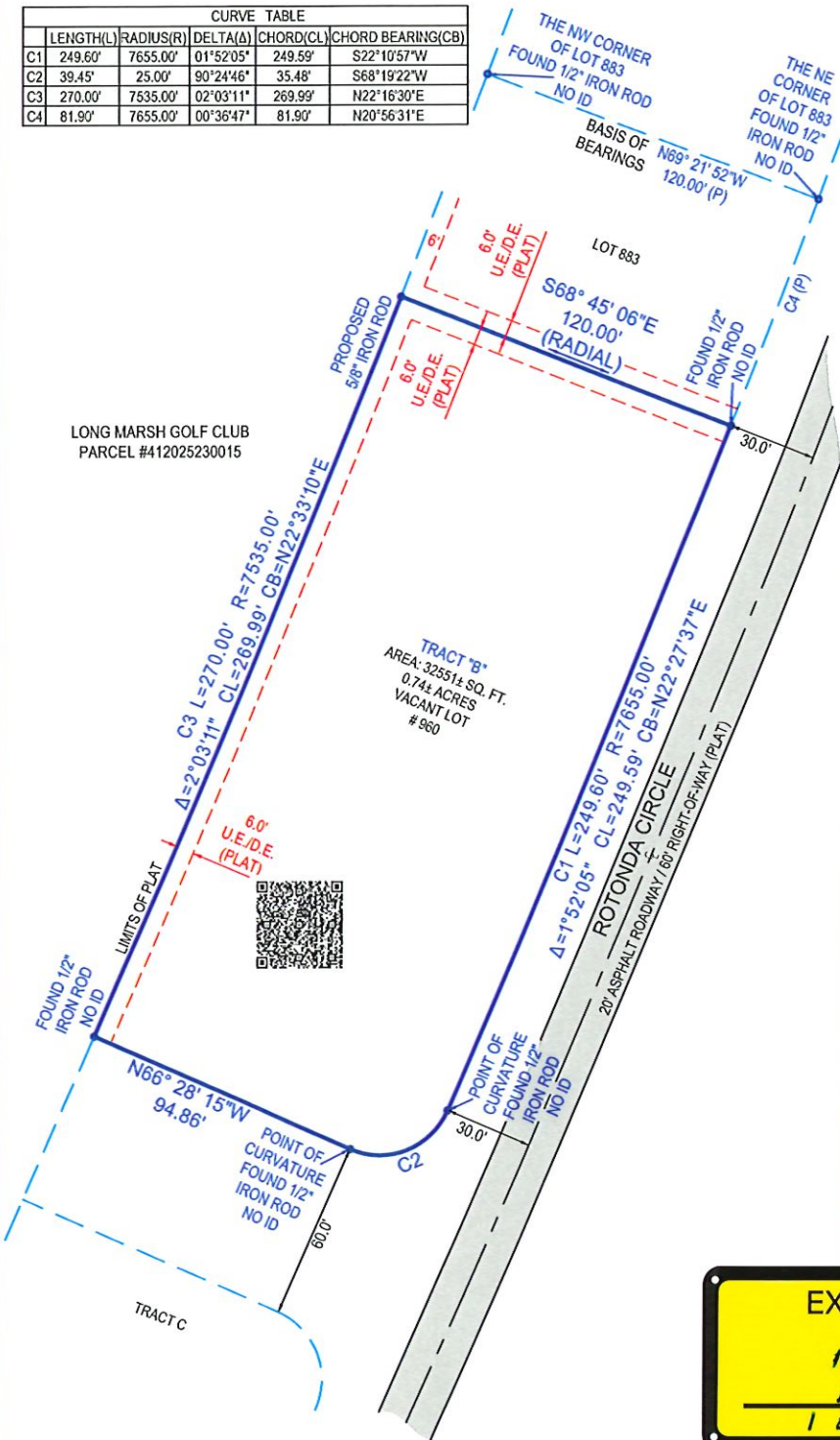
THOMAS LUBANOVIC PSM FLORIDA REGISTRATION
NO. 86939

FOR THE LICENSEE FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642
THIS SURVEY IS NOT VALID WITHOUT THE AUTHORIZED ELECTRONIC SIGNATURE AND
AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY

960 ROTONDA CIRCLE, ROTONDA WEST, FL. 33947

	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD(CL)	CHORD BEARING(CB)
C1	249.60'	7655.00'	01°52'05"	249.59'	S22°10'57"W
C2	39.45'	25.00'	90°24'46"	35.48'	S68°19'22"W
C3	270.00'	7655.00'	02°03'11"	269.99'	N22°16'30"E
C4	81.90'	7655.00'	00°36'47"	81.90'	N20°56'31"E



GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITH-OUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.