

R E S O L U T I O N
NUMBER 2023 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF A SENDING ZONE LOCATED AT 1030 NAVIGATOR ROAD, IN THE PORT CHARLOTTE AREA; WITHIN COMMISSION DISTRICT I; CONTAINING 26,000± SQUARE FEET (0.6± ACRES); FOR CALCULATION AND SEVERANCE OF FIVE DENSITY UNITS, IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9 ZONING, ARTICLE V ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION CSZ-22-10; APPLICANT, SES 026, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units; and

WHEREAS, the TDU Code provides the qualifications and procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the TDU Code); and

WHEREAS, applicant, SES 026, LLC ("Applicant") submitted Petition CSZ-22-10 for Certification of Sending Zone ("CSZ Petition") located at 1030 Navigator Road, in the Port Charlotte area, containing 26,000± square feet (0.6± acres) ("Property"), and for approval by the Board of County Commissioners of Charlotte County, Florida

("Board") to sever five (5) units of density from the Property, and which is described in Exhibit "A" attached hereto and incorporated herein by reference, in accordance with the provisions of the TDU Code; and

WHEREAS, the Property currently has a FLUM designation of High Density Residential (HDR) with a Residential Multi-family 15 (RMF-15) zoning; and

WHEREAS, the Property qualifies as a Sending Zone (SZ) pursuant to the County's Comprehensive Plan and the TDU Code; and

WHEREAS, the Applicant desires to sever five (5) units of density from the Property; and

WHEREAS, if the Board approves this current request by the Applicant for approval of CSZ-22-10 to sever five (5) units from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to three (3) units, and shall record such Restrictive Covenant in the Public Records of Charlotte County, Florida, prior to the recording and effective date of this Resolution; and

WHEREAS, the Applicant has submitted all of the information and documentation required for the approval of the CSZ Petition pursuant to the TDU Code.

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

1. Petition CSZ-22-10 submitted by SES 026, LLC ("Applicant") requesting Certification of Sending Zone located at 1030 Navigator Road, in the Port Charlotte area, and further described in Exhibit "A" which is attached hereto and incorporated herein by reference, is hereby approved.

2. The effective date of this Resolution shall be the date this Resolution or a certified copy thereof, is recorded in the Public Records of Charlotte County, Florida.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 28th day of March, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA


By: _____
William G. Truex, 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

 LR2022-0985

P.C. MAG NAIL & REPLACEMENT PCP DISC. P.S.M. #5153

ABBREVIATIONS OF SURVEYING TERMS

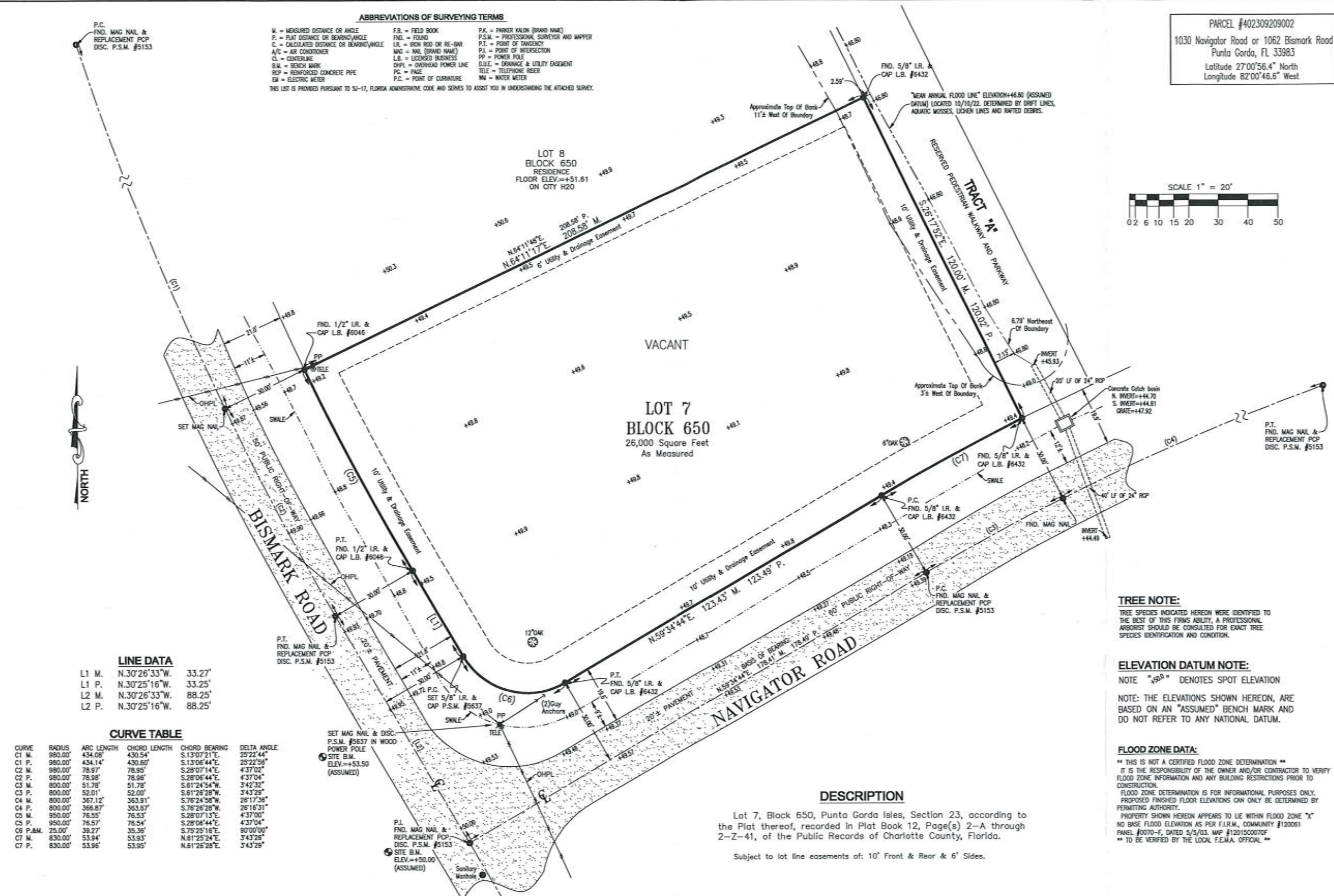
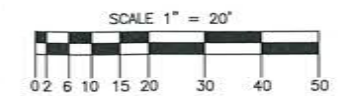
W. = MEASURED DISTANCE OR ANGLE
P. = PLAT DISTANCE OR BEARING/ANGLE
C. = CALCULATED DISTANCE OR BEARING/ANGLE
A/C = AIR CONDITIONER
CL = CENTERLINE
B.M. = BENCH MARK
RCP = REINFORCED CONCRETE PIPE
EM = ELECTRIC METER

F.B. = FIELD BOOK
FND. = FOUND
L.R. = IRON ROD OR RE-BAR
NAIL = NAIL (BRAND NAME)
L.B. = LICENSED BUSINESS
OHP = OVERHEAD POWER LINE
P.C. = PAGE
P.O. = POINT OF CURVATURE

P.K. = PARKER KALON (BRAND NAME)
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
P.I. = POINT OF INTERSECTION
PP = POWER POLE
D.U.E. = DRAINAGE & UTILITY EASEMENT
TELE = TELEPHONE RISER
M.M. = WATER METER

THIS LIST IS PROVIDED PURSUANT TO SJ-17, FLORIDA ADMINISTRATIVE CODE AND SERVES TO ASSIST YOU IN UNDERSTANDING THE ATTACHED SURVEY.

PARCEL #402309209002
1030 Navigator Road or 1062 Bismark Road
Punta Gorda, FL 33983
Latitude 27°00'56.4" North
Longitude 82°00'46.6" West



LINE DATA

L1 M.	N.30°26'33\"W.	33.27'
L1 P.	N.30°25'16\"W.	33.25'
L2 M.	N.30°26'33\"W.	88.25'
L2 P.	N.30°25'16\"W.	88.25'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 M.	980.00'	434.08'	430.54'	S.13°07'21\"E.	25°22'44\"
C1 P.	980.00'	434.14'	430.60'	S.13°06'44\"E.	25°22'56\"
C2 M.	980.00'	78.97'	78.95'	S.28°07'14\"E.	4°37'02\"
C2 P.	980.00'	78.98'	78.96'	S.28°06'44\"E.	4°37'04\"
C3 M.	800.00'	51.78'	51.78'	S.61°24'54\"W.	3°42'32\"
C3 P.	800.00'	52.01'	52.00'	S.61°26'28\"W.	3°43'29\"
C4 M.	800.00'	367.12'	363.91'	S.76°24'58\"W.	26°17'36\"
C4 P.	800.00'	366.87'	363.67'	S.76°26'28\"W.	26°16'31\"
C5 M.	950.00'	76.55'	76.53'	S.28°07'13\"E.	4°37'00\"
C5 P.	950.00'	76.57'	76.54'	S.28°06'44\"E.	4°37'04\"
C6 P.A.M.	25.00'	39.27'	35.35'	S.75°25'16\"E.	90°00'00\"
C7 M.	830.00'	53.94'	53.93'	N.61°25'24\"E.	3°43'26\"
C7 P.	830.00'	53.96'	53.95'	N.61°26'28\"E.	3°43'29\"

TREE NOTE:
TREE SPECIES INDICATED HEREON WERE IDENTIFIED TO THE BEST OF THIS FIRM'S ABILITY. A PROFESSIONAL ARBORIST SHOULD BE CONSULTED FOR EXACT TREE SPECIES IDENTIFICATION AND CONDITION.

ELEVATION DATUM NOTE:
NOTE: "±50.0" DENOTES SPOT ELEVATION
NOTE: THE ELEVATIONS SHOWN HEREON, ARE BASED ON AN "ASSUMED" BENCH MARK AND DO NOT REFER TO ANY NATIONAL DATUM.

FLOOD ZONE DATA:
** THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION **
IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.
FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.
PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X"
NO BASE FLOOD ELEVATION AS PER F.I.R.M., COMMUNITY #120061
PANEL #0070-F, DATED 5/5/03, MAP #1201500070F
** TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL **

DESCRIPTION

Lot 7, Block 650, Punta Gorda Isles, Section 23, according to the Plat thereof, recorded in Plat Book 12, Page(s) 2-A through 2-Z-41, of the Public Records of Charlotte County, Florida.
Subject to lot line easements of: 10' Front & Rear & 6' Sides.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

BY: DAVID S. SHREMSHOCK, Registered Professional Surveyor and Mapper, No. 5637, State of Florida.

Digitally signed by David Shremshock
Date: 2022.10.13 13:46:15 -04'00'
DATE: 10/10/22

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITALLY ATTACHED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Title: Boundary, Topographic & Tree Location Survey
Prepared for: Nick Weekes
Certified to: Nick Weekes
Sketch No. 602-22-B Scale: 1" = 20'
Field Book: 432 Page: 14 & 15
Drawn By: Vlad Checked By: DAVE

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Land Surveyors
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