

ORDINANCE
NUMBER 2023 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, ADOPTING A SMALL SCALE PLAN AMENDMENT TO THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM) FOR 2.066 ACRES MORE OR LESS; FOR PROPERTY GENERALLY LOCATED NORTH OF SR 776, SOUTH OF EAST 2ND STREET, WEST OF MANOR ROAD, AND EAST OF HICKORY DRIVE, IN THE ENGLEWOOD AREA; CHARLOTTE COUNTY, FLORIDA; COMMISSION DISTRICT III; PETITION PAS-22-00005; APPLICANT, RAPID BUILDING SOLUTIONS, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, March 28, 2023, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed land use amendment Petition PAS-22-00005, which is a small scale plan amendment; and

WHEREAS, applicant, Rapid Building Solutions, LLC ("Applicant"), filed Petition PAS-22-00005, seeking a small scale plan amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Commercial (COM) for 2.066 acres more or less; which is generally located north of SR 776, south of East 2nd Street, west of Manor Road, and east of Hickory Drive, in the Englewood area, Commission District III, which is owned by Storage Units Englewood LLC, whose address is 350 East Crown Point Road, Winter Garden, Florida 34787, and more particularly described in Exhibit "A" which is attached hereto and by this reference incorporated herein ("Property"); and

WHEREAS, Petition PAS-22-00005 has previously been heard before the Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and

analysis provided by County Staff and the evidence presented to the P&Z Board,
recommended approval on March 13, 2023; and

WHEREAS, after due consideration, based on the findings and analysis
provided by County Staff and the evidence presented to it, the Board has found that
approval of Petition PAS-22-00005 is consistent with the County's Comprehensive Plan,
and that it meets the requirements for the granting of a small scale plan amendment; and

WHEREAS, based on the above findings, the Board has found that the
requirements and conditions of Section 163.3187, F.S., as they relate to this Petition, have
been met and that it is in the best interests of the County and its citizens to approve Petition
PAS-22-00005.

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

Section 1. Approval. The following petition for amendment to the Charlotte
County FLUM Series Map #1: 2030 Future Land Use, is hereby approved:

Petition PAS-22-00005, submitted by Rapid Building Solutions, LLC
("Applicant"), requesting a small scale plan amendment to the
Charlotte County FLUM Series Map #1: 2030 Future Land Use, from
Medium Density Residential (MDR) to Commercial (COM), for 2.066
acres more or less; for property generally located north of SR 776,
south of East 2nd Street, west of Manor Road, and east of Hickory
Drive, in the Englewood area, Charlotte County, Florida; Commission
District III; and more particularly described in Exhibit "A" attached
hereto and by this reference incorporated herein.

Section 2. Effective Date. The effective date of this plan amendment, if the
amendment is not timely challenged, shall be 31 days after adoption. If challenged within
30 days after adoption, this amendment may not become effective until the state land
planning agency or the Administration Commission, respectively, issues a final order

determining that this adopted small scale development amendment is in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

[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 the 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
 LR2022-0555

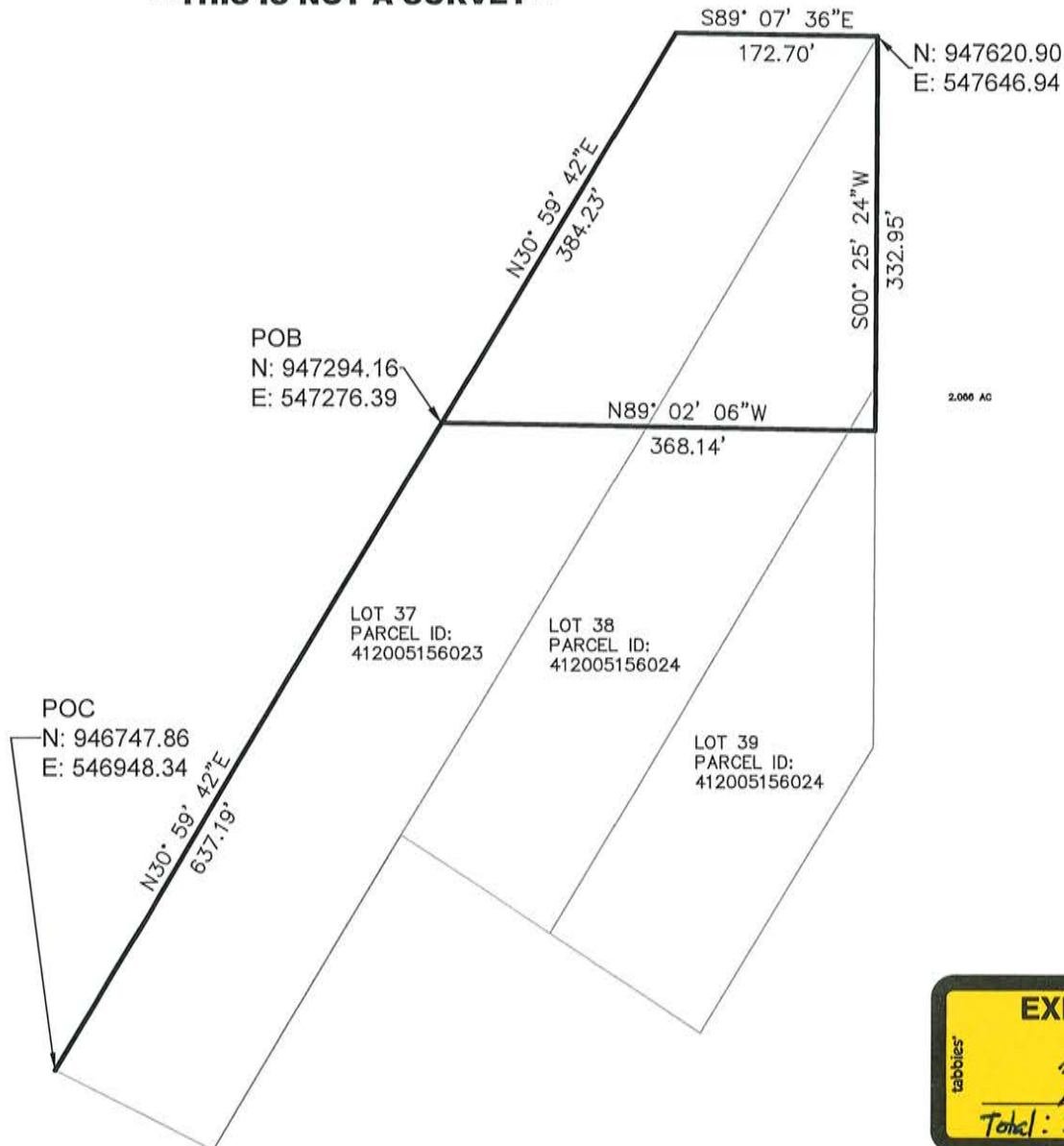


A PARCEL LYING IN
SECTION 5 TOWNSHIP 41 SOUTH,
RANGE 20 EAST

SKETCH

DATE: 04/04/2022

****THIS IS NOT A SURVEY****



EXHIBIT

tabbies
"A"
Total: 2 Pages

I CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

REVISIONS:

PAGE 1 OF 2

PROJECT NO: N/A
SCALE: 1"=150'
DRAWN BY: JTM
CHECKED BY: MDM
DATE DRAWN: 04/04/2022
FIELD BOOK: 55



CE-SITE
civil engineering . surveying . project management
EB-30108 • LB-7995
13650 Fiddlesticks Blvd., PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK D. McCLARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LB-7995
DATE SIGNED: _____

A PARCEL LYING IN
SECTION 5 TOWNSHIP 41 SOUTH,
RANGE 20 EAST

DESCRIPTION

DATE: 04/04/2022

****THIS IS NOT A SURVEY****

DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 37:

THENCE N 30°59'42" E ALONG THE WESTERN LINE OF LOT 37 A DISTANCE OF 637.19' TO THE POINT OF BEGINNING;

THENCE N 30°59'42" E ALONG SAID LINE A DISTANCE OF 384.23';

THENCE S 89°07'36" E ALONG THE NORTHERN LINE OF LOT 37 A DISTANCE OF 172.70';

THENCE S 00°25'24" W ALONG THE NORTHEASTERN LINES OF LOTS 38-39 A DISTANCE OF 332.95';

THENCE N 89°02'06" W A DISTANCE OF 368.14' TO THE POINT OF BEGINNING.

CONTAINING 2.066 ACRES MORE OR LESS.

BASIS OF BEARING THE WESTERN LINE OF LOT 37 BEARS N 30°59'42" E.

REVISIONS:

PAGE 2 OF 2

PROJECT NO: N/A
SCALE: N/A
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 04/04/2022
FIELD BOOK: 55



CE-SITE
civil engineering . surveying . project management
EB-30108 • LB-7995
13650 Fiddlesticks Blvd., PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777