

ORDINANCE
NUMBER 2024 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL SINGLE-FAMILY 3.5 TO INDUSTRIAL GENERAL (IG) IN ORDER TO CORRECT AN INCONSISTENCY BETWEEN THE FUTURE LAND USE MAP DESIGNATION AND ZONING DISTRICT FOR A PORTION OF CHARLOTTE COUNTY RIGHT-OF-WAY LOCATED AT 19645 KENILWORTH BOULEVARD, IN THE PORT CHARLOTTE AREA; CONTAINING 0.543± ACRES, COMMISSION DISTRICT V, CHARLOTTE COUNTY, FLORIDA; PETITION Z-23-33-18; APPLICANT: ECO-SOUTH SERVICES; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, February 27, 2024, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-23-33-18, submitted by applicant, Eco-South Services ("Applicant"), which requested a rezoning to amend the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Industrial General (IG), for a portion of Charlotte County right-of-way, located at 19645 Kenilworth Boulevard, in the Port Charlotte area, containing 0.543± acres, Commission District V, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, the Applicant seeks to rezone the Property from RSF-3.5 to IG to correct an inconsistency between the Future Land Use Map (FLUM) designation and the Zoning district to allow access from the property owned by the Applicant, which is located immediately adjacent to this portion of

the right-of-way and is designated as Low Intensity Industrial (LII) with an IG Zoning; and

WHEREAS, Petition Z-23-33-18 was heard by 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, the P&Z Board recommended approval on January 8, 2024; and

WHEREAS, after due consideration, based on the findings and analysis provided by County Staff and the evidence presented to it, the Board finds that approval of Petition Z-23-33-18 is consistent with the County's Comprehensive Plan and meets the requirements for the granting of a rezone; and

WHEREAS, the Board finds that approval of Petition Z-23-33-18 to rezone the subject property from RSF-3.5 to IG to be in the best interests of the County.

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

SECTION 1. The following petition, made by applicant, Z-23-33-18, for an amendment to the Charlotte County Zoning Atlas is hereby approved:

Petition Z-23-33-18 requesting to amend the Charlotte County Zoning Atlas from Residential Single-family 3.5 (RSF-3.5) to Industrial General (IG), for a portion of Charlotte County right-of-way, located at 19645 Kenilworth Boulevard, in the Port Charlotte area, containing 0.543± acres; Commission District V, Charlotte County, Florida, and more particularly

described in Exhibit "A" which is attached hereto and provided herein.

SECTION 2. That the zoning for this property shall run with the

property and shall apply to any subsequent owners, heirs and assigns.

SECTION 3. This Ordinance shall take effect upon filing in the

Office of the Secretary of State, State of Florida.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 27th day of February, 2024.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Christopher G. Constance, Vice 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

 LR2023-1055

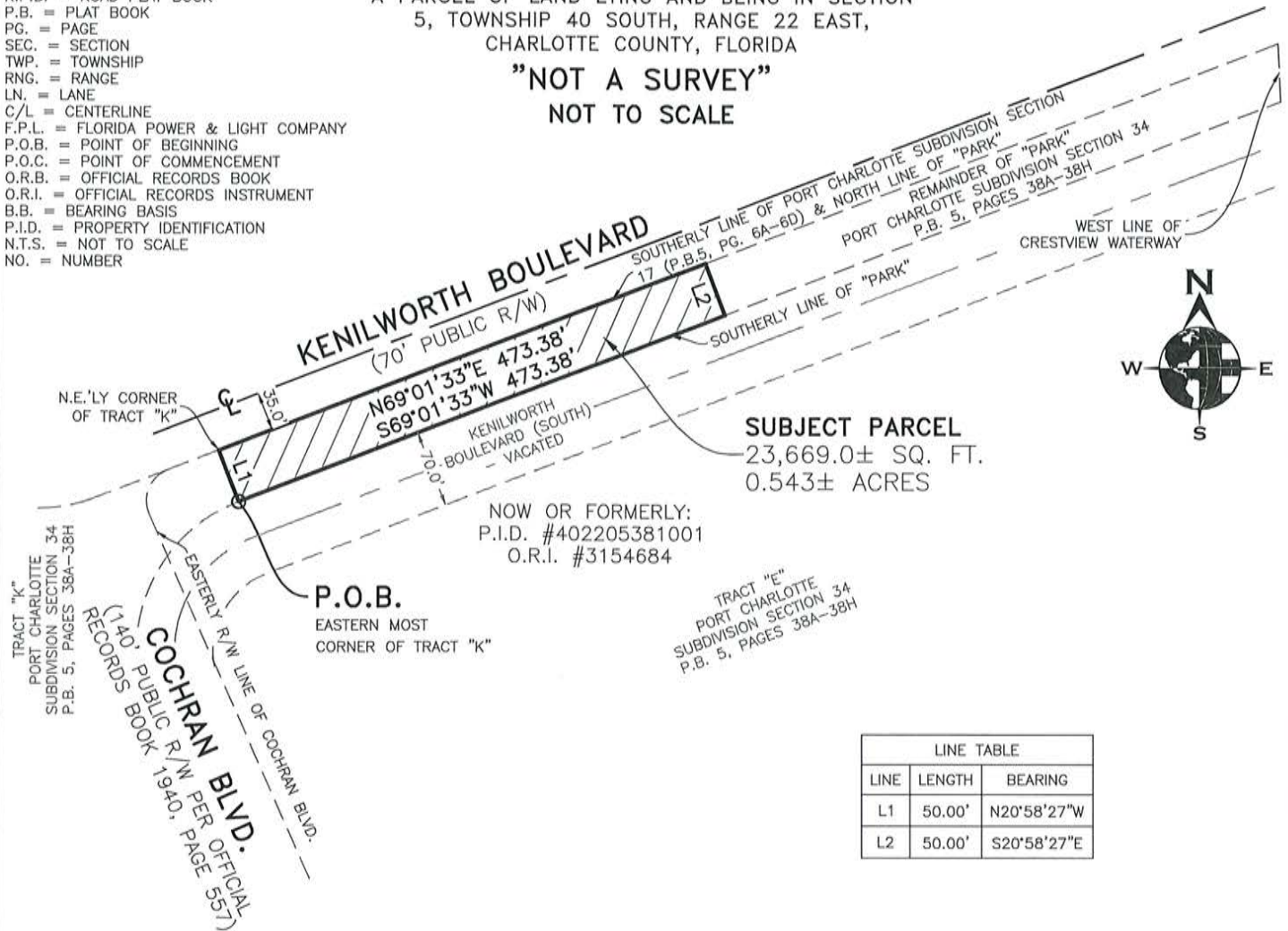
LEGEND

R/W = RIGHT-OF-WAY
R.P.B. = ROAD PLAT BOOK
P.B. = PLAT BOOK
PG. = PAGE
SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
LN. = LANE
C/L = CENTERLINE
F.P.L. = FLORIDA POWER & LIGHT COMPANY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK
O.R.I. = OFFICIAL RECORDS INSTRUMENT
B.B. = BEARING BASIS
P.I.D. = PROPERTY IDENTIFICATION
N.T.S. = NOT TO SCALE
NO. = NUMBER

SKETCH & DESCRIPTION OF:

A PARCEL OF LAND LYING AND BEING IN SECTION
5, TOWNSHIP 40 SOUTH, RANGE 22 EAST,
CHARLOTTE COUNTY, FLORIDA

"NOT A SURVEY"
NOT TO SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N20°58'27\"W
L2	50.00'	S20°58'27\"E

DESCRIPTION

A PORTION OF THE PARCEL LABELED "PARK", SAID PARCEL IS BOUND TO THE WEST BY "TRACT "K", TO THE NORTH AND SOUTH BY KENILWORTH BOULEVARD, AND THE EAST BY CRESTVIEW WATERWAY, AS DEPICTED ON THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION THIRTY FOUR, AS RECORDED IN PLAT BOOK 5, PAGES 38A THROUGH 38H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERN MOST CORNER OF SAID TRACT "K"; THENCE ON THE EASTERLY LINE OF SAID TRACT "K", N.20°58'27\"W., 50.00 FEET, TO THE SOUTHERLY LINE OF PORT CHARLOTTE SUBDIVISION SECTION SEVENTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 6A-6D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL LABELED "PARK"; THENCE ON SAID NORTHERLY LINE OF PARCEL LABELED "PARK", N.69°01'33\"E., 473.38 FEET; THENCE LEAVING SAID NORTHERLY LINE OF PARCEL LABELED "PARK", S.20°58'27\"E., 50.00 FEET, TO THE SOUTHERLY LINE OF SAID PARCEL LABELED "PARK"; THENCE ON SAID SOUTHERLY LINE OF PARCEL LABELED "PARK", S.69°01'33\"W., 473.38 FEET, TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 23,669.0 SQUARE FEET, OR 0.543 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION THIRTY FOUR.
- THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

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www.bpisurvey.com
LICENSED BUSINESS NO. 6639

FILE NO. : 21-10-81

DRAWN BY: E.B.B. DATE: 07/11/2023

CHECKED BY: B.G.R./D.J.P. DATE: 07/11/2023

PARCEL IDENTIFICATION #: 402205901002

PARCEL CONTAINS: 23,669.0± SQ. FT.

REVISIONS:

DESCRIPTION	BY	DATE

THIS DOCUMENT WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-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.



Erick B Bennett

2023.07.11 13:20:36

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ERICK B. BENNETT

FLORIDA SURVEYOR & MAPPER REG'N #7301

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