

ORDINANCE
NUMBER 2020 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 125.66, FLORIDA STATUTES, AMENDING THE CHARLOTTE COUNTY ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY-3.5 (RSF-3.5) TO OFFICE MEDICAL INSTITUTIONAL (OMI) FOR PROPERTY LOCATED AT 16890 TOLEDO BLADE BOULEVARD, IN THE PORT CHARLOTTE AREA, CONTAINING 0.689 ACRES MORE OR LESS, COMMISSION DISTRICT IV, CHARLOTTE COUNTY, FLORIDA; PETITION Z-20-28-20; APPLICANT, PALADIN LAND MANAGEMENT, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public hearing held on Tuesday, October 13, 2020, the Board of County Commissioners of Charlotte County, Florida ("Board") reviewed Petition Z-20-28-20, submitted by applicant, Paladin Land Management, LLC ("Applicant"), which requested a rezoning from Residential Single Family-3.5 (RSF-3.5) to Office Medical Institutional (OMI) on 0.689 acres more or less of property owned by Applicant, and described as property located at 16890 Toledo Blade Boulevard, in the Port Charlotte area, Commission District IV, Charlotte County, Florida, and more particularly described in Exhibit "A" which is attached hereto and provided herein ("Property"); and

WHEREAS, at its October 13, 2020 meeting, the Board also considered the associated request submitted by the Applicant, for a small scale plan amendment for the Property, under Petition PAS-20-00006; and

WHEREAS, the Applicant seeks a rezoning from Residential Single Family-3.5 (RSF-3.5) to Office Medical Institutional (OMI) in order to allow for the Property to be used as a professional office; and

WHEREAS, Petition Z-20-28-20 has previously been 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, has been recommended for approval on September 14, 2020; 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 Z-20-28-20 is consistent with the County's Comprehensive Plan, and that it meets the requirements for the granting of a rezone; and

WHEREAS, based on the above findings, the Board has determined it to be in the best interests of the County to rezone the subject property from Residential Single Family-3.5 (RSF-3.5) to Office Medical Institutional (OMI).

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

SECTION 1. The following petition, made by applicant, Paladin Land Management, LLC, for an amendment to the Charlotte County Zoning Atlas is hereby approved:

Petition Z-20-28-20 requesting rezoning from Residential Single Family-3.5 (RSF-3.5) to Office Medical Institutional (OMI) for 0.689 acres more or less of property, located at 16890 Toledo Blade Boulevard, in the Port Charlotte area, Commission District IV, Charlotte County, Florida, and more particularly described in Exhibit "A".

SECTION 2. That the zoning for this property shall run with the property and shall apply to any subsequent owners, heirs and assigns.

60 SECTION 3. This Ordinance shall take effect upon (1) filing in the
61 Office of the Secretary of State, State of Florida, but, (2) only after the companion
62 plan amendment, PAS-20-00006, to this rezoning, becomes effective. The
63 effective date of PAS-20-00006, if not timely challenged, shall be 31 days after
64 adoption. If challenged within 30 days after adoption, PAS-20-00006 may not
65 become effective until the state land planning agency or the Administration
66 Commission, respectively, issues a final order determining that PAS-20-00006 is
67 in compliance.

68
69
70
71
72
73
74 [SIGNATURE PAGE FOLLOWS]
75
76
77
78
79
80
81
82

PASSED AND DULY ADOPTED this 13th day of October, 2020.

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

 LR2020-0482

Legal Description for 16890 Toledo Blade Boulevard

Lots 8, 9, & 27, Block 1065, Port Charlotte Subdivision Section 16, according to the map or plat thereof as recorded in Plat Book 5, Pages 5A through 5C, inclusive, of the Public Records of Charlotte County, Florida.

Containing 30,004 square feet, or approximately 0.689 acres.



ABBREVIATIONS OF SURVEYING TERMS

(C.) = CALCULATED DISTANCE, ANGLE OR BEARING
(D.) = DEED CALL, BEARING AND/OR ANGLE
(M.) = MEASURED DISTANCE OR ANGLE
(P.) = PLAT DISTANCE OR BEARING/ANGLE
A/C = AIR CONDITIONER
B.M. = BENCH MARK
CL = CENTERLINE
CATV = CABLE TELEVISION RISER
CONC. = CONCRETE
EM = ELECTRIC METER
ES = ELECTRIC SERVICE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
F.B. = FIELD BOOK
FND. = FOUND
I.R. = IRON ROD OR RE-BAR
L.B. = LICENSED BUSINESS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM 1929
OHPL = OVERHEAD POWER LINES
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.C. = POINT OF COMPOUND CURVE
P.K. = PARKER KALON (BRAND NAME)
NAG = NAIL (BRAND NAME)
P.P. = POWER POLE
SS = SEWER SERVICE CLEANOUT
V.H.I. = VERICON HOLE
T.E. = TELEPHONE
W.M. = WATER METER
W.D.V. = WATER MAIN GATE VALVE

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

16890 Toledo Blade Blvd.
Port Charlotte, FL 33954
Latitude 27°01'48.0" North
Longitude 82°09'47.5" West

ELEVATION BASE BENCH MARK:

CHARLOTTE COUNTY SURVEY DEPARTMENT
(CCSD) B.M. #WCH039. SMALL AXLE SET IN 8" PALM TREE, 45'± NORTHERLY FROM THE CENTERLINE OF HILLSBOROUGH BOULEVARD & 85'± EASTERLY FROM THE CENTERLINE OF TOLEDO BLADE BOULEVARD. ELEVATION=+17.16 (NGVD29 DATUM)

ELEVATION DATUM NOTE:

SPOT ELEVATIONS ARE SHOWN AS +10.0 AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD29 DATUM)

DESCRIPTION

Lots 8, 9 & 27, Block 1065, PORT CHARLOTTE SUBDIVISION SECTION 16, according to the map or plat thereof as recorded in Plat Book 5, Pages 5A through 5C, inclusive, of the Public Records of Charlotte County, Florida.

Subject to lot line easements as shown by dashed lines on said Plat.

REVISION #1 - 4/20/2020 Update/Add Lots 9 & 27, F.B. 335, PGS. 70/72

SURVEYORS NOTES:

- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
- GOVERNMENTAL, JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.

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 472.007, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

SHREMSHOCK SURVEYING, INC. LB #7747

D.B.

DATE 7/20/16

DAVID B. SHREMSHOCK
Registered Surveyor and Mapper No. 5637
State of Florida

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

Title: Boundary Survey (Topography & Tree Location, Lot 27)

Prepared for: Paladin Land Management, LLC

Certified to: Paladin Land Management, LLC

Sketch No. 511-16-B Scale: 1" = 20'

Field Book: 217 Page: 63

Drawn By: D.B. Checked By: DAVE

Shremshock Surveying, Inc.

Land Surveyors

5265 Alamosos Terr.

North Port, Florida 34288

ph. (941) 423-8875 fax (941) 423-4365

e-mail: shremshocksurveying@comcast.net

EXHIBIT

"A"
2 of 2

