

Application No.
FP-16-01-01
(Final Plat)

Applicant
Matthew D. Adams /
Rowland Country Estates

Quasi-Judicial

Commission Dist. I



Community Development

CHARLOTTE COUNTY

Location Map for FP-16-01-01



19/40/23 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7628 Date Saved: 2/2/2016 4:02:15 PM



NOT TO SCALE



Community Development

CHARLOTTE COUNTY

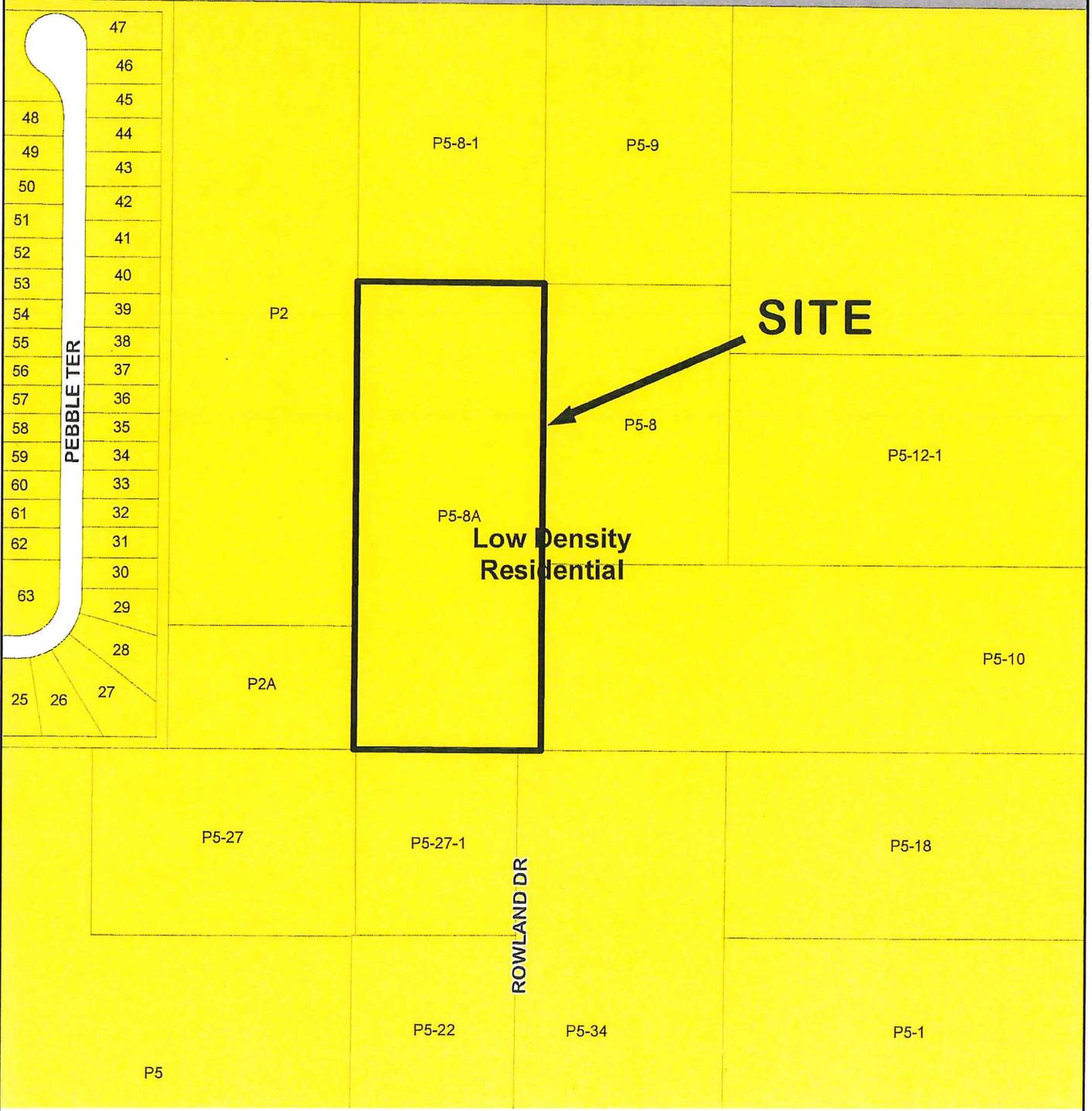
Future Land Use Map for FP-16-01-01

Charlotte County Government

"To exceed expectations in the delivery of public services."

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Low Intensity Industrial



19/40/23 Mid-County

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Path: M:\Departments\LIS\Projects\Petition_Maps\Land_Development\2016\FP\FP-16-01-01\PKT_Flum_FP-16-01-01.mxd



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Community Development

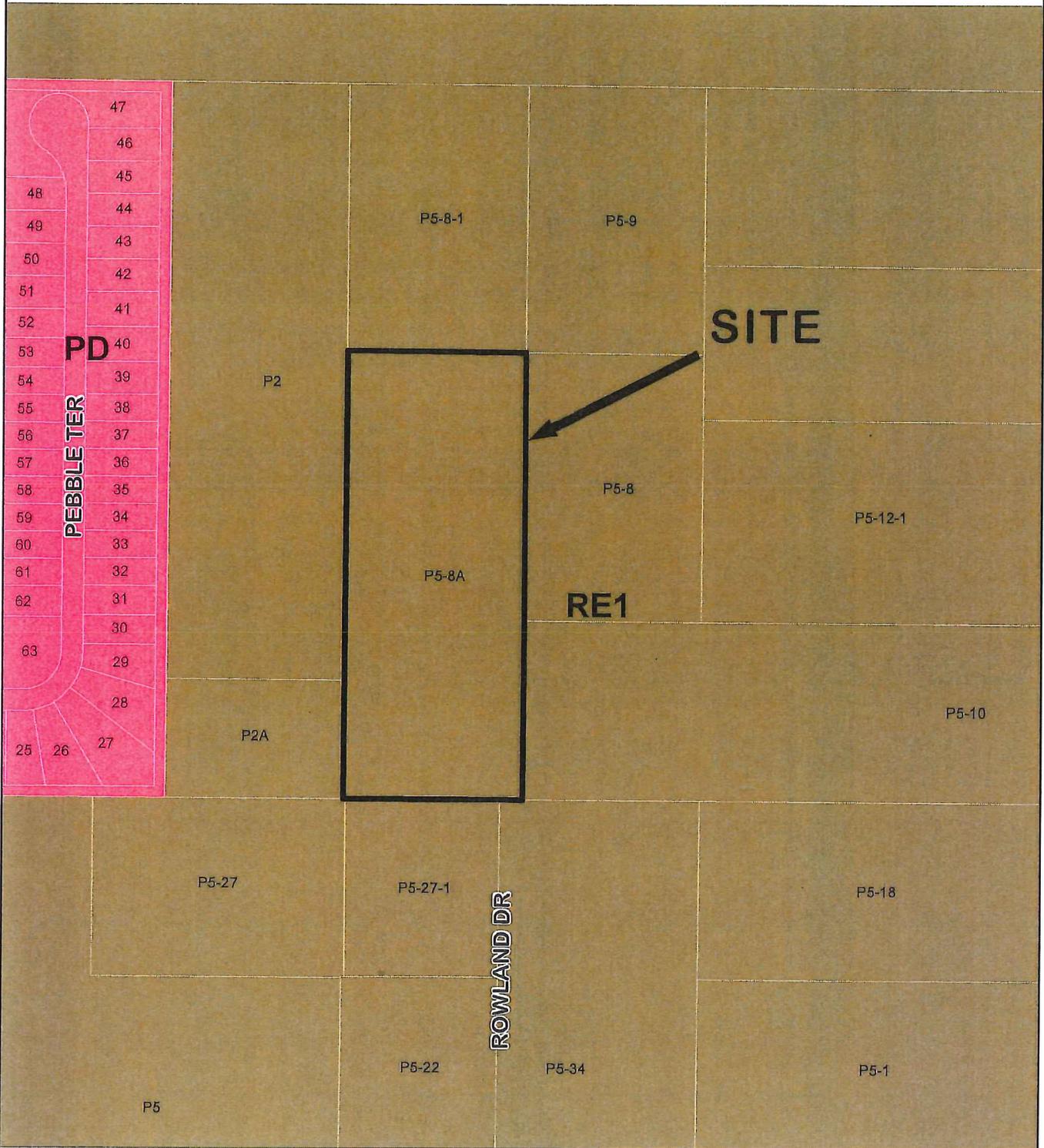
CHARLOTTE COUNTY

Zoning Map for FP-16-01-01

Charlotte County Government

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19/40/23 Mid County

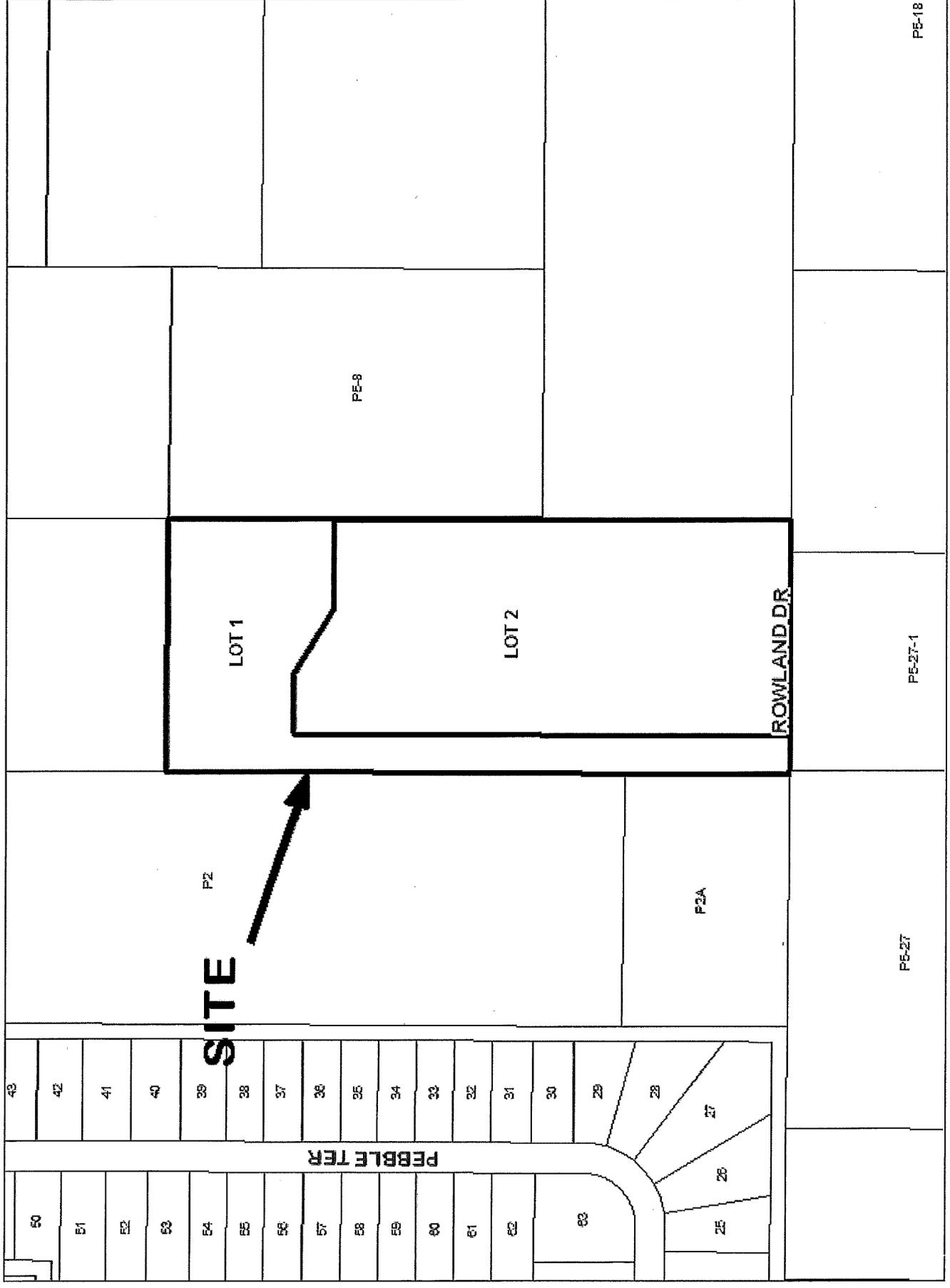
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7628 Date Saved: 2/2/2016 3:33:17 PM

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FP-16-01-01 - Proposed Changes



MEMORANDUM

Date: March 25, 2016

To: Charlotte County Board of County Commissioners,
Planning and Zoning Board

From: Steven A. Ellis, Planner II *SAE*
Community Development / Zoning

Subject: FP-16-01-01, Rowland Country Estates

Matthew D. Adams has requested Final Plat approval for a two-lot minor subdivision to be named, Rowland Country Estates. The site is 6.28 acres, more or less, and is located south of Old Landfill Road, west of Harborview Road, north of Rowland Drive, and east of Pebble Terrace, in Section 19, Township 40 South, Range 23 East, in Commission District I.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is Low Density Residential. The Zoning District is Residential Estate 1 (RE-1). The project lies in Flood Zone X, and in Storm Surge Evacuation Zone B.

There is no construction associated with this plat. The applicant's stated purpose is to create two separate lots with unique Parcel ID numbers so that one lot can be legally deeded to another family member. The property is not a suitable candidate for a Land Split Determination, so a Minor Subdivision is the proper instrument for this action.

This plat is exempt from school concurrency according to Section 11.1(c)(5) of the Interlocal Agreement for Coordinated Planning and School Concurrency.

Departmental Review –

Addressing has reviewed the application and had the following comments.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT

Zoning Division

18400 Murdock Circle, Port Charlotte, FL 33948

Phone: 941-764-4954 | Fax: 941-743-1598

In review of the engineering drawings, Lot 2 will remain addressed to 3200 Rowland Drive and Lot 1 will be assigned a new address off of Rowland Dr., after final plat approval.

CCU has reviewed the application and had no objections.

Comprehensive Planning has reviewed the application and had no comments.

Engineering has reviewed the application and had the following comment:

Stormwater has no objections to the subject application.

Environmental Health has reviewed the application and had no comments.

GIS has reviewed the application and had the following comments:

I do not see any issues with Rowland Country Estates. They are just dividing a parcel into two parcels with no construction.

LIS has reviewed the application and had no comments.

Land Development has reviewed the application and had the following comments:

The applicant is subdividing one lot into two lots. The property is not a suitable candidate for a Land Split Determination, so a Minor Subdivision is the proper instrument for this action.

This plat is exempt from school concurrency according to Section 11.1(c)(5) of the Interlocal Agreement for Coordinated Planning and School Concurrency.

Property Appraiser's Office has reviewed the application and had no comments.

Real Estate Services has reviewed the application and had the following comments:

It appears that the easements listed on Page 2 are either privately owned and maintained by the owners or granted to FP&L. This should be noted in the Certificate of Ownership and Dedication.

Transportation has reviewed the application and had no comments.

Zoning/Current Planning has reviewed the application and had no comments.

Zoning/Environmental has reviewed the application and had the following comments:

As long as the proposed plat application is to justify the existing uses and no new development is proposed, the Environmental Review Section has no issues which need to be addressed.

RECOMMENDATION

Community Development recommends approval of Petition #FP-16-01-01.



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PRELIMINARY PLAT APPLICATION

Date Received: 1/29/16	Log-in Date: 1/29/16
Petition #: FP-16-01-01	CAP # MSD-16-00001
Receipt #: 200194	Amount Paid: \$1,493.00

1. Name of proposed subdivision: Rowland Country Estates

2. Parties involved in the application:

A. Name of Applicant: Matthew D. Adams
Mailing Address: 5505 Madison 3350
City: Witter State: AR Zip Code: 72776
Phone Number: (479) 232-5262 Fax Number: N/A
Email Address: yeadams@yahoo.com

B. Name of Agent: N/A
Mailing Address:
City: State: Zip Code:
Phone Number: Fax Number:
Email Address:

C. Owner of Record*: Matthew D. & Tara A. Adams
Mailing Address: 3200 Rowland Dr.
City: Port Charlotte State: FL Zip Code: 33980
Phone Number: (479) 232-5262 Fax Number: N/A
Email Address: yeadams@yahoo.com

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

D. Name of Surveyor: Ron Strickland - All Service Land Surveying, Inc.

Mailing Address: 17840 Toledo Blade Blvd. Suite B

City: Port Charlotte State: FL Zip Code: 33948

Phone Number: (941) 629-6801 Fax Number: (941) 629-5168

Email Address: allservicelandsurveying@comcast.net

E. Name of Engineer: N/A

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

F. Name of Attorney: Brett Sifrit- Farr Law Firm

Mailing Address: 99 Nesbit St.

City: Punta Gorda State: FL. Zip Code: 33950

Phone Number: (941) 639-1158 Fax Number:

Email Address: bsifrit@farr.com

3. Property Location

Section: 19 Township: 40 Range: 23

Property ID # 402319403005

Commission District: 1

4. Total acreage: 6.28 +/-

5. Has the property ever been the subject of a public hearing?

 Yes X No

If yes,

<i>Hearing Held by:</i>	<i>Date:</i>	<i>Petition #:</i>
<u> </u> Board of County Commissioners	<u> </u>	<u> </u>
<u> </u> Planning and Zoning Board	<u> </u>	<u> </u>
<u> </u> Board of Zoning Appeals	<u> </u>	<u> </u>
<u> </u> Other (Describe) <u> </u>	<u> </u>	<u> </u>

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

6. Has an administrative interpretation ever been applied for or received for the subject property?

Yes No

If yes, Date: _____ Type: _____

PROVIDE A COPY OF THIS INTERPRETATION.

7. Has this property been platted before?

Yes No Current owner has not platted this property before.

This property was possibly part of another plat in the early 1990's, but current owner has no record or documentation to

If yes, in what name? _____ this fact.

Date recorded: _____
Has the previous plat been vacated? Yes No

8. *Zoning designation(s): RE-1

*Future Land Use Map designation(s): Low Density Residential

*if more than one, provide acreage of each

Number of lots allowed: 6 Number of lots proposed: 2

Minimum lot size: 1 acre Minimum lot dimension: 125' Width

Total density: 1 per acre

9. Type of proposed development:

Single-family Mobile home Institutional

Multi-family Commercial

Industrial Mixed Use

10. Is any variance from the subdivision requirements anticipated or requested per Article II, Section 3-7-21, of the County Code?

Yes No

If yes, attach a description of the variance request..

11. Is this proposed plat part of a Development of Regional Impact (DRI)?

Yes No

If yes, name the DRI: _____

12. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?

Yes No

If yes, please specify: _____

13. What is the proposed minimum elevation of road crown and of the lots?

Road: _____ feet above sea level Lots: _____ feet above sea level

Existing elevation ranges from an average low of _____ to an average high of _____ feet above sea level.

All roads and lots are existing. No changes in current elevations will occur.

Elevations based on: NGVD – 1929 NGVD – 1988

14. What type of potable water and sanitary sewer facilities will service this plat?

Wells Septic Tanks

Central Water Central Sewer

Attach:

- Utility letters proving service is available,
or Central water currently provided by Charlotte Harbor Water Association
- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision Septic Systems are existing

15. Is development of utility infrastructure proposed prior to final plat?

Yes No All utilities are existing

16. Rights-of-way for this proposed subdivision are intended to be:

dedicated private existing dedicated roads

17. Is any excavation activity proposed as part of this subdivision? Yes No

If yes, indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.):

18. Is the subdivision to be developed prior to the filing of the final plat? Yes No

If no, bonding of the infrastructure is required in a form that is acceptable to the Charlotte County Board of County Commissioners under the conditions of the Charlotte County Subdivision Regulations.

EXEMPTION REQUEST:

Since there is no excavation or construction involved with this application, we are requesting an exemption from the Heritage Tree Survey and Listed Species Survey. There are no activities that will disturb any of the existing vegetation, foliage, trees, or wildlife.

CONTACT INFORMATION:

OWNER:

Matthew Adams

Preferred Contact Method: yeadams@yahoo.com

Phone: (479) 232-5262

SURVEYOR:

Ron Strickland

All County Land Surveying, Inc.

Phone: (941) 629-6801

LEGAL COUNSEL:

Brett Sifrit

Farr & Farr Law Firm

Phone: (941) 639-1158

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.

ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

19. Will the subdivision be constructed in phases? Yes No
If yes, please specify:

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF Arkansas, COUNTY OF Madison

The foregoing instrument was acknowledged before me this 19th day of November, 2015, by Matthew D. Adams who is personally known to me or has/have produced AR ID. DL. as identification and who did/did not take an oath.

[Signature]
Notary Public Signature

[Signature]
Signature of Applicant/Agent

Kelli Gilmer
Notary Printed Signature

MATTHEW ADAMS
Printed Signature of Applicant/Agent

Comm. Loan Assistant
Title

5505 MADISON 3350
Address

Commission Code

WITTER, AR. 72776
City, State, Zip



(479) 232-5262
Telephone Number

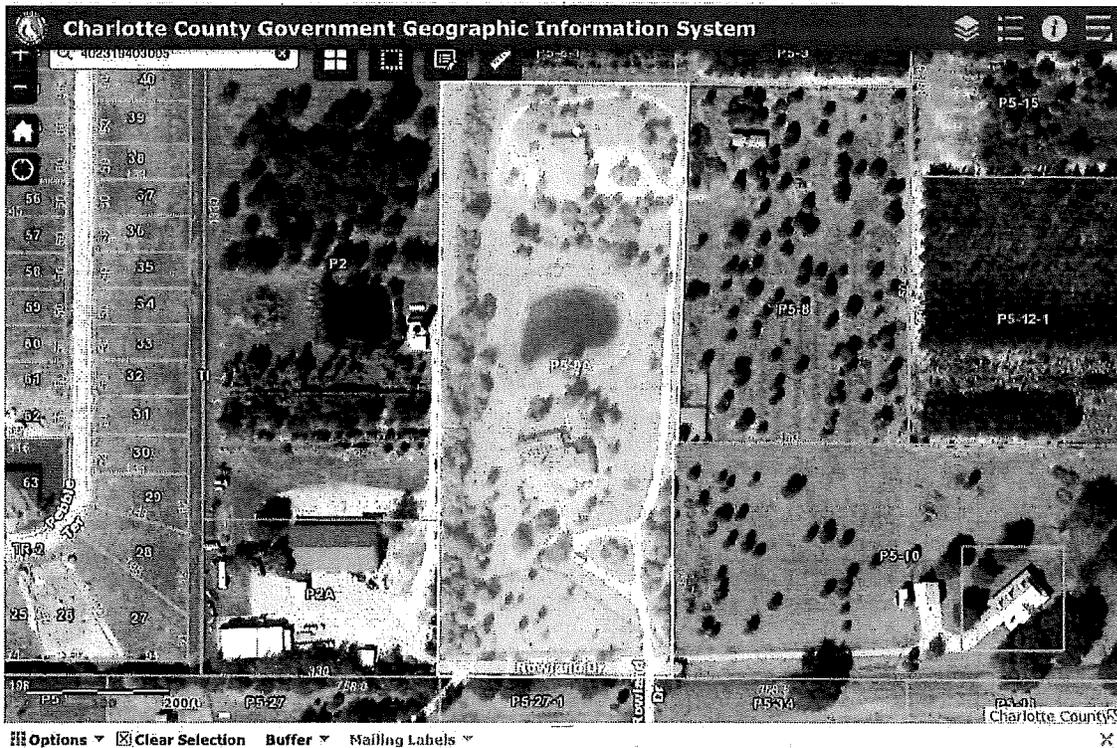
APPLICATION SNAPSHOT

ADDRESS: 3200 Rowland Dr. Port Charlotte, FL. 33980

PARCEL I.D. #: 402319403005

SHORT LEGAL DESCRIPTION: ZZZ194023 P5-8A

OWNERS: Matthew D. & Tara A. Adams



PROJECT DESCRIPTION:

The attached application is being submitted as required by Charlotte County. The owners are splitting one parcel into two parcels so as to divide it among family members. THERE IS NO CONSTRUCTION INVOLVED IN THIS MINOR SUBDIVISION. All existing structures, utilities, infrastructure, and roads are existing and will remain unchanged. In addition, there are no changes in Zoning classification, or Future Land Use designation. The only purpose of this application is to create two separate parcels with unique Parcel ID numbers so that one parcel can be legally deeded to another family member.

From: "Derheimer, Suzanne" <Suzanne.Derheimer@charlottecountyfl.gov>
Date: December 11, 2015 at 2:02:55 PM CST
To: "yeadams@yahoo.com" <yeadams@yahoo.com>
Cc: "Ellis, Steven" <Steven.Ellis@charlottecountyfl.gov>
Subject: RE: 3200 Rowland Dr.

Mr. Adams,

This email is in response to your request to waive environmental supporting document application for Parcel ID# 402319403005 3200 Rowland Dr.

An aerial review of the parcel reveals the 6.28± acre site has been previously cleared vegetation/habitat along the west property line and scattered trees throughout. There are no residential structures with associated accessory structures and driveways.

As long as the proposed preliminary plat application is to justify the existing use proposed, I will waive the environmental requirements for a FLUCCS map, listed tree survey.

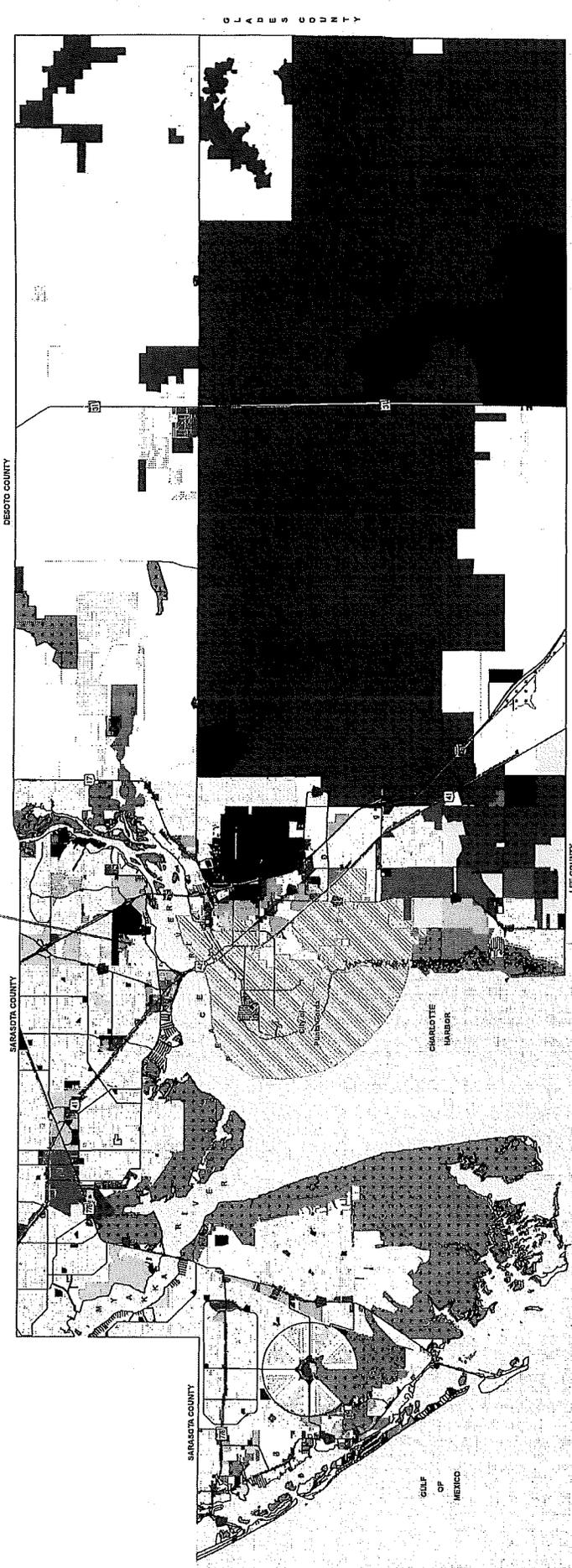
Thank you,

Susie Derheimer
Environmental Specialist
Charlotte County
Community Development Development
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948-1074
www.CharlotteCountyFL.gov
(P) [941-743-1290](tel:941-743-1290)
(F) [941-743-1598](tel:941-743-1598)
(Email) Suzanne.Derheimer@charlottecountyfl.gov

CHARLOTTE COUNTY Future Land Use



SUBJECT PROPERTY LOCATED
IN "LOW DENSITY RESIDENTIAL"



Stateplane Projection
Datum: NAD83
Units: Feet
Source: Community Development, CCIS
Metadata available upon request

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 Metadata available upon request.

LEGEND

<ul style="list-style-type: none"> Conservation Overlay Agriculture Bibcock Mixed Use Bunt Shore Village Development Bunt Shore Village Residential City Commercial 	<ul style="list-style-type: none"> Offices & Residential Enterprise Charlotte Airport Park Minimal Resource Extration Low Density Residential Medium Density Residential High Density Residential Low Intensity Industrial 	<ul style="list-style-type: none"> High Intensity Industrial Murretick Village Mixed Use DRI Mixed Use Compact Growth Mixed Use Parks & Recreation Preservation Public Lands & Facilities 	<ul style="list-style-type: none"> Resource Conservation Rural Community Mixed Use US 41 Mixed Use Charlotte Harbor Coastal Residential Charlotte Harbor Tourist Charlotte Harbor Mixed Use Charlotte Harbor Commercial
	<ul style="list-style-type: none"> Charlotte Harbor Neighborhood Business/Residential Charlotte Harbor Industrial (inactive) Recreational Vehicle Park (inactive) Coastal Residential (inactive) Rural Estate Residential (inactive) 		<ul style="list-style-type: none"> # S See Related Map Appendix for Conditions

N
W E
S
(NOT TO SCALE)

Vickie L. Potts

Real Estate 2014 Annual Bill

Print this bill (PDF)

Charlotte County Tax Collector Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Easrow code	Millage code
402310403005	10003455249	-	110

PAID 2015-03-30 \$9,021.43

Receipt #999-00059234

Get Bills by Email

SAVE TIME PAY ONLINE @ <http://taxcollector.charlottecountyfl.gov>

Master Agricultural Account

Owner
ADAMS MATTHEW D & TARA A
3200 ROWLAND DR
PORT CHARLOTTE, FL 33980

Situs address
3200 ROWLAND DR
PORT CHARLOTTE

Legal description
ZZZ 194023 E5-8A 19 40 23 E5-8A 10.09 AC. M/L TH W1/2 OF E1/2 OF NW
1/4 OF SE ...

Full legal available: Parcel details

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
LAW ENFORCEMENT	2.58550	556,044	50,000	506,044	\$1,308.38
WEST COAST INLAND NAVIGATION	0.03940	556,044	50,000	506,044	\$19.94
ENVIRONMENTALLY SENSITIVE LANDS	0.20000	556,044	50,000	506,044	\$101.21
SOUTHWEST FL WATER MANAGEMENT	0.36580	556,044	50,000	506,044	\$185.11
CHARLOTTE COUNTY SCHOOL BOARD	7.38500	557,708	25,000	532,708	\$3,923.39
CHARLOTTE COUNTY	6.30070	556,044	50,000	506,044	\$3,188.43
Total	16.85640				\$8,726.46

Non-Ad Valorem Assessments



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

FINAL PLAT APPLICATION

Date Received: 1/29/16	Date of Log-in: 1/29/16
Petition #: FP-16-01-01	CAP# MSD-16-00001
Receipt #: 200194	Amount Paid: \$1,493.00

1. Name of proposed subdivision: Rowland Country Estates
2. Preliminary Plat Petition #: N/A (Both applications submitted together)
Date approved: _____

3. Parties involved in the application:
Have any of the parties involved in this Application changed since the property received Preliminary Plat approval? Yes No
If yes, please explain: _____

A. Name of Applicant: Matthew Adams
Mailing Address: 5505 Madison 3350
City: Witter State: AR Zip Code: 72776
Phone Number: (479) 232-5262 Fax Number: _____
Email Address: yeadams@yahoo.com

B. Name of Agent: Joy Adams
Mailing Address: 3200 Rowland Dr.
City: Port Charlotte State: FL Zip Code: 33980
Phone Number: (941) 625-2932 Fax Number: _____
Email Address: adamsfam72@gmail.com

C. Owner of Record*: Matthew & Tara Adams
Mailing Address: 3200 Rowland Dr.
City: Port Charlotte State: FL Zip Code: 33980
Phone Number: (479) 232-5262 Fax Number: _____
Email Address: yeadams@yahoo.com

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

D. Name of Surveyor: Ron Strickland-All Service Land Surveying, Inc.

Mailing Address: 17840 Toledo Blade Blvd. Suite B

City: Port Charlotte State: FL Zip Code: 33948

Phone Number: (941) 629-6801 Fax Number: (941) 629-5168

Email Address: allservicelandsurveying@comcast.net

E. Name of Engineer: N/A

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

F. Name of Attorney: Brett Sifrit- Farr Law Firm

Mailing Address: 99 Nesbit St.

City: Punta Gorda State: FL Zip Code: 33950

Phone Number: (941) 639-1158 Fax Number:

Email Address: bsifrit@farr.com

4. Property ID #: 402319403005

5. Has the property undergone any public hearings, other than the public hearings for the Preliminary Plat approval, since the Preliminary Plat application was submitted?

 Yes X No

If yes,

Hearing Held by:

Date:

Petition #:

 Board of County Commissioners

 Planning and Zoning Board

 Board of Zoning Appeals

 Other (Describe)

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

6. Number of lots allowed: 6 Number of lots Proposed: 2

Minimum lot size previously approved in Preliminary Plat: N/A

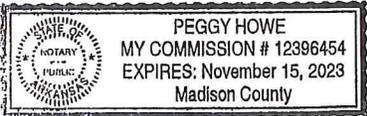
Minimum lot dimension previously approved in Preliminary Plat: N/A

APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Final Plat of the property described and which is the subject matter of the proposed hearing.
 I give authorization for Joy Adams to be my agent for this application.

STATE OF ARKANSAS, COUNTY OF MADISON

The foregoing instrument was acknowledged before me this 29th day of December, 2015,
 by Matthew Adams who is personally known
 to me or has/have produced ARKANSAS DRIVERS LICENSE as identification and who
did/did not take an oath.

<u>Peggy Howe</u> Notary Public Signature	<u>Mat Adams</u> Signature of Applicant
<u>Peggy Howe</u> Notary Printed Signature	<u>MATTHEW ADAMS</u> Printed Signature of Applicant
<u>NOTARY</u> Title	<u>5505 MADISON 3350</u> Address
<u>12396454</u> Commission Code	<u>WITER, AR. 72776</u> City, State, Zip
	<u>(479) 232-5262</u> Telephone Number



Charlotte County Government
"To exceed expectations in the delivery of public services"
www.charlottecountyfl.gov

OFFICIAL RECEIPT

Trans Number : **200194**

Date Issued : 01/29/2016

Application No. : MSD-16-00001

Project Name : N/A

Received From : Joy Lynne Adams

Applicant : Matthew D Adams

DBA : Matthew D. Adams

Address : 5505 Madison 3350
Witter, AR, 72776

PAYMENT INFO

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
Check			
MIN_SUB_BASE Minor Subdivision Base Fee	232	\$1,445.00	
MIN_SUB_LOT Minor Subdivision Per Lot Fee	232	\$48.00	
		\$1,493.00	Total Check

Total Receipt Amount: **\$1,493.00**

Change Due: \$0.00

Cashier ID : GARCIAA

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
MSD-16-00001	245755	\$1,493.00	

Total Amount : \$1,493.00

Community Development Department
Permitting | Licensing | Building Code | Plans Examiner | Inspections
18400 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1201 | Fax: 941.743.1213



Joy Adams <adamsfam72@gmail.com>

Application

Ellis, Steven <Steven.Ellis@charlottecountyfl.gov>

Wed, Dec 30, 2015 at 11:41 AM

To: "adamsfam72@gmail.com" <adamsfam72@gmail.com>

Cc: "Braselton, Buddy" <Buddy.Braselton@charlottecountyfl.gov>

Ms. Adams,

Those letters are issued by our Site Plan Coordinator, Buddy Braselton. By copy of this email I'm making him aware of your need. As this is a Minor Subdivision (no construction), Site Plan Review will not be triggered. An email response from Buddy to this effect will suffice for those application requirements.

Thanks,

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: [941-764-4954](tel:941-764-4954)
Fax: [941-743-1598](tel:941-743-1598)
www.charlottecountyfl.gov

[Quoted text hidden]



Joy Adams <adamsfam72@gmail.com>

Application

Braselton, Buddy <Buddy.Braselton@charlottecountyfl.gov> Wed, Dec 30, 2015 at 1:08 PM
To: "Ellis, Steven" <Steven.Ellis@charlottecountyfl.gov>, "adamsfam72@gmail.com" <adamsfam72@gmail.com>

Steven

This is to confirm that the Site Plan Review process is not needed for this minor subdivision.

Regards

Buddy Braselton
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Tel: [941-743-1249](tel:941-743-1249)

[Quoted text hidden]

Charlotte County Property Appraiser

Paul L. Polk, CFA

Real Property Record

Show 2016	Show 2015	Show 2014	Show 2013
Show 2012			

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

General Parcel Information for 402319403005 for the 2016 Tax Roll

Parcel ID:	402319403005	Property Address:	3200 ROWLAND DR
Old Parcel ID Number:	00710770001009	Property Zip Code:	33980
Business Name:		Section-Township-Range:	19-40-23
Map Number:	5A19S	Zoning Code:	RE1
Current Use:	SINGLE FAMILY	Roads:	PAVED
Future Land Use (Comp. Plan):	LOW DENSITY RESIDENTIAL	Taxing District:	110
Utilities: This data is no longer available. Please contact your utilities provider.		Market Area/Neighborhood/Subneighborhood:	01/12/00
Waterfront:	NO	SOH Base Year:	

FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0231F	OUT	OUT	X	12015C	COBRA OUT	120061		

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. [Click here for definitions.](#)
For more information, please contact Building Construction Services at 941-743-1201.

Ownership Information

ADAMS MATTHEW D & TARA A 3200 ROWLAND DR PORT CHARLOTTE, FL 33980

Ownership current through: 12/31/2015

Sales Information

Date	Book/Page	Sales Codes	Qualification/Disqualification Code	Selling Price
6/1/1994	1352/1390	VACANT		\$100
6/1/2002	2054/2166	VACANT		\$74,400
11/15/2010	3528/1494	IMPR-MULTI	01	\$530,000

Click on the book/page to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for description of code. Codes are not available prior to 2003.

2016 Preliminary tax roll values are not yet available.
Preliminary values are typically available mid-August.
For the most up to date values, [see the 2015 tax year.](#)

Tax Information

Land Information

Line	Description	Land Use	Zoning	Unit Type	Unit Rate	Units	Depth	Table/Factor	Acreage
1	ZZZ 194023 P5-8A	0100	RE1	ACRE	\$10,060.00	6.31	0		6.31

Land Value may be adjusted due to scrub jay habitat. [To determine if this parcel is within scrub jay habitat click here.](#)

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0320	Paving Concrete (sq. Ft.)	204	2004	2004
0320	Paving Concrete (sq. Ft.)	248	2003	2003
0320	Paving Concrete (sq. Ft.)	220	2004	2004
0322	Stamp Conc Paving	1103	2006	2006
0391	Driveway - Concrete (sq. Ft.)	3140	2004	2004
0460	Screen-alum.-3 Walls (sq. Ft.) 8'	1508	2006	2006
0510	Swimming Pools - Gunite (sq. Ft.)	405	2006	2006
0620	Sprinkler Ave. (fv)	1	2004	2004
0620	Sprinkler Ave. (fv)	1	2003	2003

View Building Sketch

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Living Area	A/C Area	Total Area
2	SINGLE FAMILY RES	4	0100	2004	2004	1	9	3	12	3645	3645	4757
3	Single Family	2	0100	2012	2010	1	0	2	15	1750	1750	3998
6	POLE BARN		5000	2004	2004	0	0	0	0	121	0	121

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
2	904	Slab Porch (SF) with Roof	Porch/Deck	120	100	2004	2004	Appendage Component
2	904	Slab Porch (SF) with Roof	Porch/Deck	696	100	2004	2004	Appendage Component
2	904	Slab Porch (SF) with Roof	Porch/Deck	296	100	2004	2004	Appendage Component
2	169	Masonry, Stucco on Block	Exterior Walls	0	100	2004	2004	Construction Component
2	208	Composition Shingle	Roofing	0	100	2004	2004	Construction Component
2	351	Warmed & Cooled Air	Heating/Cooling	0	100	2004	2004	Construction Component

2	402	Automatic Floor Cover Allowance	Floor Cover	0	100	2004	2004	Construction Component
2	601	Plumbing Fixtures (#)	Miscellaneous	1	100	2004	2004	Construction Component
2	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	2004	2004	Construction Component
2	621	Slab on Grade (% or SF)	Miscellaneous	0	100	2004	2004	Construction Component
2	641	Single 1-Story Fireplace (#)	Miscellaneous	1	100	2004	2004	Construction Component
2	40109	Fill	Segregated Costs	4	100	2004	2004	Construction Component
2	42324	16KW to 20 KW	Segregated Costs	0	100	2004	2004	Construction Component
2	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	2004	2004	Construction Component
3	723	Carport, Gable Roof (SF)	Garage/Carport	705	100	2012	2010	Appendage Component
3	904	Slab Porch (SF) with Roof	Porch/Deck	48	100	2012	2010	Appendage Component
3	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	1495	100	2012	2010	Appendage Component
3	169	Masonry, Stucco on Block	Exterior Walls	0	100	2012	2010	Construction Component
3	208	Composition Shingle	Roofing	0	100	2012	2010	Construction Component
3	351	Warmed & Cooled Air	Heating/Cooling	1	100	2012	2010	Construction Component
3	402	Automatic Floor Cover Allowance	Floor Cover	0	100	2012	2010	Construction Component
3	601	Plumbing Fixtures (#)	Miscellaneous	1	100	2012	2010	Construction Component
3	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	2012	2010	Construction Component
3	621	Slab on Grade (% or SF)	Miscellaneous	0	100	2012	2010	Construction Component
3	40048	Storm Covers (%)	Segregated Costs	1	100	2012	2010	Construction Component
3	44549	Single Family Res Water & Waste Water Service	Segregated Costs	0	100	2012	2010	Construction Component

Legal Description

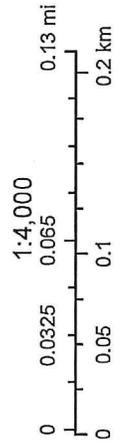
Short Legal	Legal Description
ZZZ 194023 P5-8A	19 40 23 P5-8A 10.09 AC. M/L TH W1/2 OF E1/2 OF NW 1/4 OF SE 1/4 LESS THE N 492.75 FT & TH S 504.74 FT OF N 997.5 FT OF E1/2 OF NW 1/4 OF SE 1/4 LESS 3.78 AC. CUT FOR AG PURPOSES ON PIN 402319403007 LEAVING 6.31 AC ON THIS PIN 272/403 579/350 1352/1390 1401/1915 N02082/458 2054/2166 AFF2052/32 E2132/56 3528/1494 E3936/1560

Data Last Updated: 1/29/2016- Printed On: 1/29/2016.

[View Map](#)



Map Layout



1:4,000

- Override 1
- City of Punta Gorda Boundary
- Property Ownership
- Lots
- Block Number

ROWLAND COUNTRY ESTATES

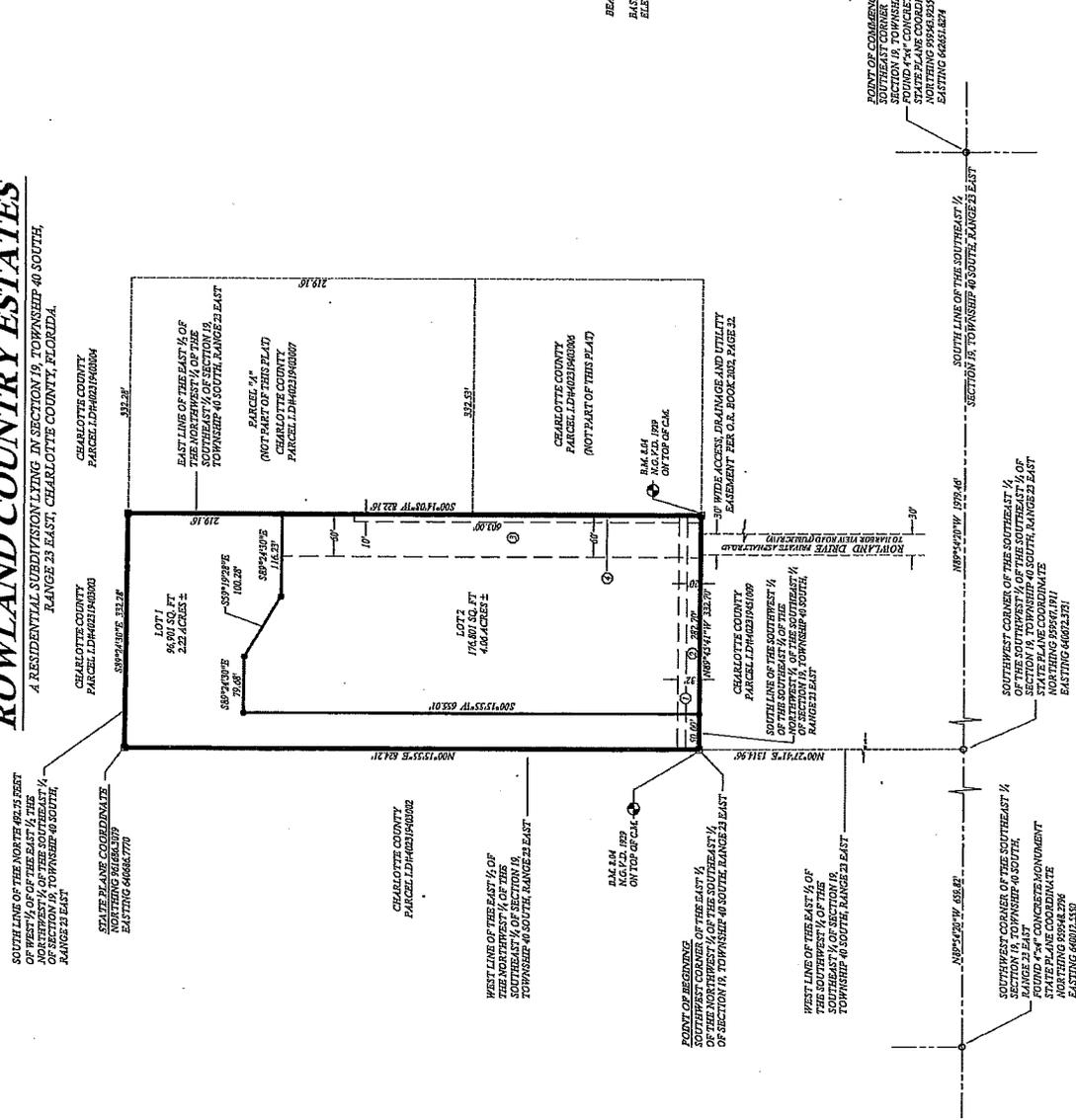
A RESIDENTIAL SUBDIVISION LYING IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.



- LEGEND**
- FRAM = PERMANENT REFERENCE MONUMENT
 - L.R. = LICENSED BUSINESS
 - CON. = CONCRETE MONUMENT
 - B.M. = BENCH MARK
 - N.G.P.D. = NATIONAL GEODESIC DATUM
 - 10' x 10' CONCRETE MONUMENT PER L.R. #1973
 - LOT CORNER SET 1/2 IRON ROD WITH CAP L.R. #1973

- EASEMENT LEGEND**
- ① 30' WIDE ACCESS, DRAINAGE AND UTILITY EASEMENT PER O.R. BOOK 2002 PAGE 22
 - ② 30' WIDE ACCESS, DRAINAGE AND UTILITY EASEMENT PER O.R. BOOK 2002 PAGE 22
 - ③ 60' WIDE ACCESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, 4, 5 AND ADJACENT PARCELS 1, 2, 3, 4, 5
 - ④ 10' x 10' P.L. EASEMENT PER O.R. BOOK 2112 PAGE 24

BEARINGS ARE BASED FLORIDA WEST M.D. 1983 DATUM. ADJUSTMENT OF 2011.
E.A.S. BEARINGS ARE CHARLOTTE COUNTY P.M. BEARINGS WITH A PERMANENT ELEVATION OF 44.1 FEET NATIONAL GEODESIC VERTICAL DATUM OF 1988



ALL SERVICE LAND SURVEYING, INC.
1800 TRENDS BLVD. SUITE 200
PORT CHARLOTTE, FLORIDA 34685
TEL: 813-941-1111
FAX: 813-941-1112
WWW.ASSURVEYING.COM

Ellis, Steven

From: Hunter, Judy
Sent: Wednesday, February 24, 2016 12:58 PM
To: Ellis, Steven
Subject: RE: FP-16-01-01, Rowland Country Estates

Approved.

Judy Hunter, AA
Engineering Services
Charlotte County Utilities
941.764.4539
Judy.hunter@charlottefl.com
www.charlottecountyfl.gov

"To Exceed Expectations in Delivery of Public Services"

From: Ellis, Steven
Sent: Monday, February 01, 2016 8:37 AM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Nocheck, Elizabeth; Derheimer, Suzanne; Gilbreath, Gina; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net); MacDonald, John; Collins, Gerry; Alexander, Debbie; Durso, Chris; Hunter, Judy; Anspach, Dawn
Cc: Cullinan, Shaun; Clim, Diane
Subject: FP-16-01-01, Rowland Country Estates

Please review the attached files.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov

Ellis, Steven

From: Pederzoli, Gary
Sent: Tuesday, February 16, 2016 2:44 PM
To: Ellis, Steven
Subject: RE: FP-16-01-01, Rowland Country Estates

I do not see any issues with Rowland Country Estates. They are just dividing a parcel into two parcels with no construction.

From: Ellis, Steven
Sent: Monday, February 01, 2016 8:37 AM
To: Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzoli, Gary <Gary.Pederzoli@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Derheimer, Suzanne <Suzanne.Derheimer@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net) <richard.duckworth@yourcharlotteschools.net>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Alexander, Debbie <Debbie.Alexander@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>
Cc: Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>
Subject: FP-16-01-01, Rowland Country Estates

Please review the attached files.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov

Ellis, Steven

From: Alexander, Debbie
Sent: Tuesday, February 02, 2016 8:18 AM
To: Ellis, Steven; Ouimet, Sherri; Grossman, Gary; Vattikuti, Venkat; Searfoss, Bill; Ford, Steven; Carson, Robert; Ouimet, Jason; Amendola, Andy
Cc: Payette, Paul; Walter, Bradford; Stefan, Patricia; Peruyera, Carlos
Subject: FP-16-01-01 Rowland Country Estates

FP-16-01-01 ROWLAND COUNTRY ESTATES

Comment only:

It appears that the easements listed on Page 2 are either privately owned and maintained by the owners or granted to FP&L, this should be noted in the Certificate of Ownership and Dedication.

Debra F. Alexander

Real Estate Specialist I
Real Estate Services Division
Budget and Administrative Services Department
Charlotte County Government
(941) 764-5589
(941) 764 5591 (Fax)
www.Debbie.Alexander@CharlotteCountyFL.gov
"To Exceed Expectations in the Delivery of
Public Services"

Ellis, Steven

From: Aiuto, Phil
Sent: Tuesday, February 02, 2016 8:04 AM
To: Ellis, Steven
Subject: FP-16-01-01 - Rowland Country Estates

Steven,

Stormwater has no objections to the subject application.

Thanks,

R. Phil Aiuto, P.E.

Charlotte County
Stormwater Projects Engineer
Public Works - Engineering
Phone: 941-575-3650
Phil.aiuto@charlottecountyfl.gov

INTEROFFICE MEMORANDUM
Development Review Division

To: Steven Ellis

From: Gerry M. Collins
Design Technician - Addressing

Date: February 1, 2016

RE: Addressing Comments
April 11, 2016 P&Z / May 24, 2016 BCC

FP-16-01-01 – Rowland Country Estates

In review of the engineering drawings lot 2 will remain addressed to 3200 Rowland Drive and lot 1 will be assigned a new address off of Rowland Dr., after final plat approval.

I have no other comments on this application.



MEMORANDUM

Date: March 22, 2016
To: Steven Ellis, Planner II
From: Susie Derheimer, Environmental Specialist
Subject: FP-16-01-01
Rowland Country Estates
PID 402319403005

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

An aerial review of the parcel reveals the 6.28± acre site has been previously cleared with only a strip of vegetation/habitat along the west property line and scattered trees throughout. The site contains two residential structures with associated accessory structures and driveways.

If this petition is approved, the following conditions will be reviewed for compliance prior to final Site Plan Review Committee approval and the issuance of any county permits or land improvement activities.

As long as the proposed plat application is to justify the existing uses and no new development is proposed, the Environmental Review Section has no issues which need to be addressed.

Please contact me if you have any questions or need additional information (941) 743-1290.

SD

P:\ANIMAL\PLATS\2016\FP-16-01-01(RowlandCountryEstates)sd.doc