

**Application No.**  
**SV-14-12-03**  
**(Street Vacation)**

**Applicant**  
**Michael Bossey /**  
**Portion of Winchester Ave.**

**Legislative**

**Commission Dist. III**



Community Development

# CHARLOTTE COUNTY

## Location Map for SV-14-12-03

Charlotte County Government

To exceed expectations in the delivery of public services.

www.CharlotteCountyFL.com



### 17/41/20 West 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 guaranties, 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 6168 Date Saved: 1/6/2015 8:24:25 AM

Path: M:\Departments\GIS\Projects\Petition\_Maps\Land\_Development\2014\Street Vacations\SV-14-12-03\PKT\_LocationSV-14-12-03.mxd



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Community Development

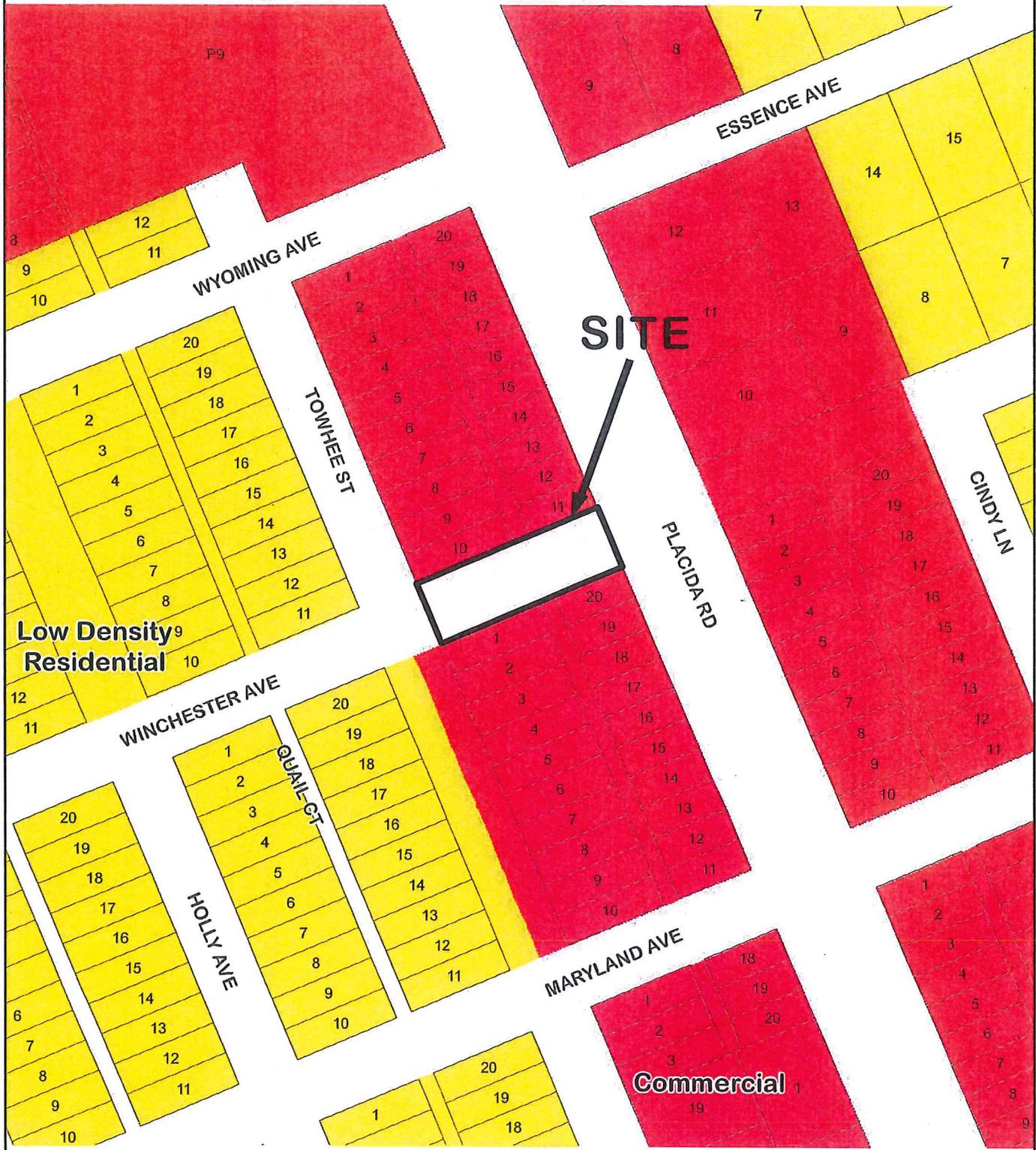
# CHARLOTTE COUNTY

## Future Land Use Map for SV-14-12-03

Charlotte County Government

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### 17/41/20 West County

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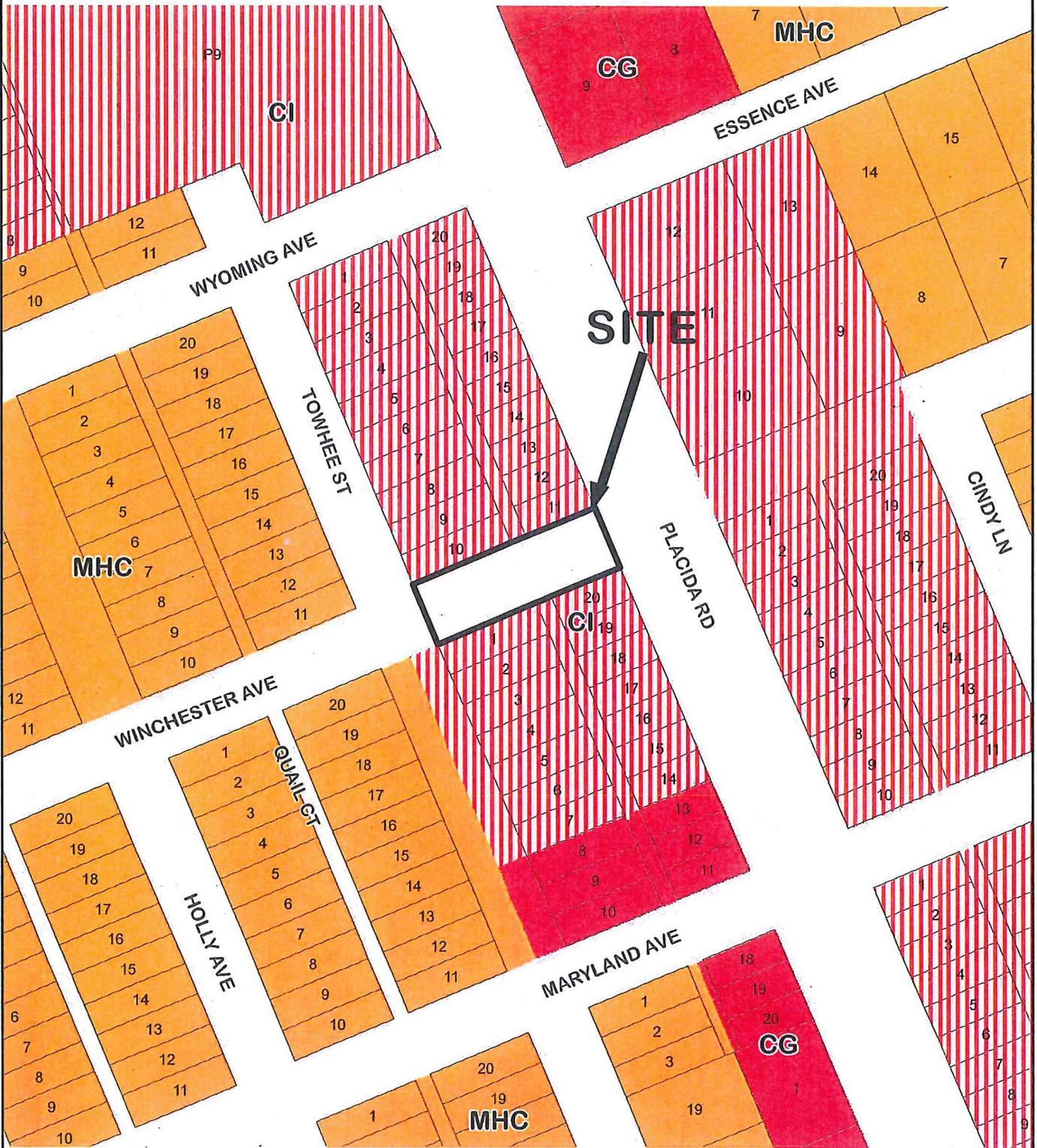
Community Development

# CHARLOTTE COUNTY Zoning Map for SV-14-12-03

Charlotte County Government

To exceed expectations in the delivery of public services.

www.CharlotteCountyFL.com



### 17/41/20 West County

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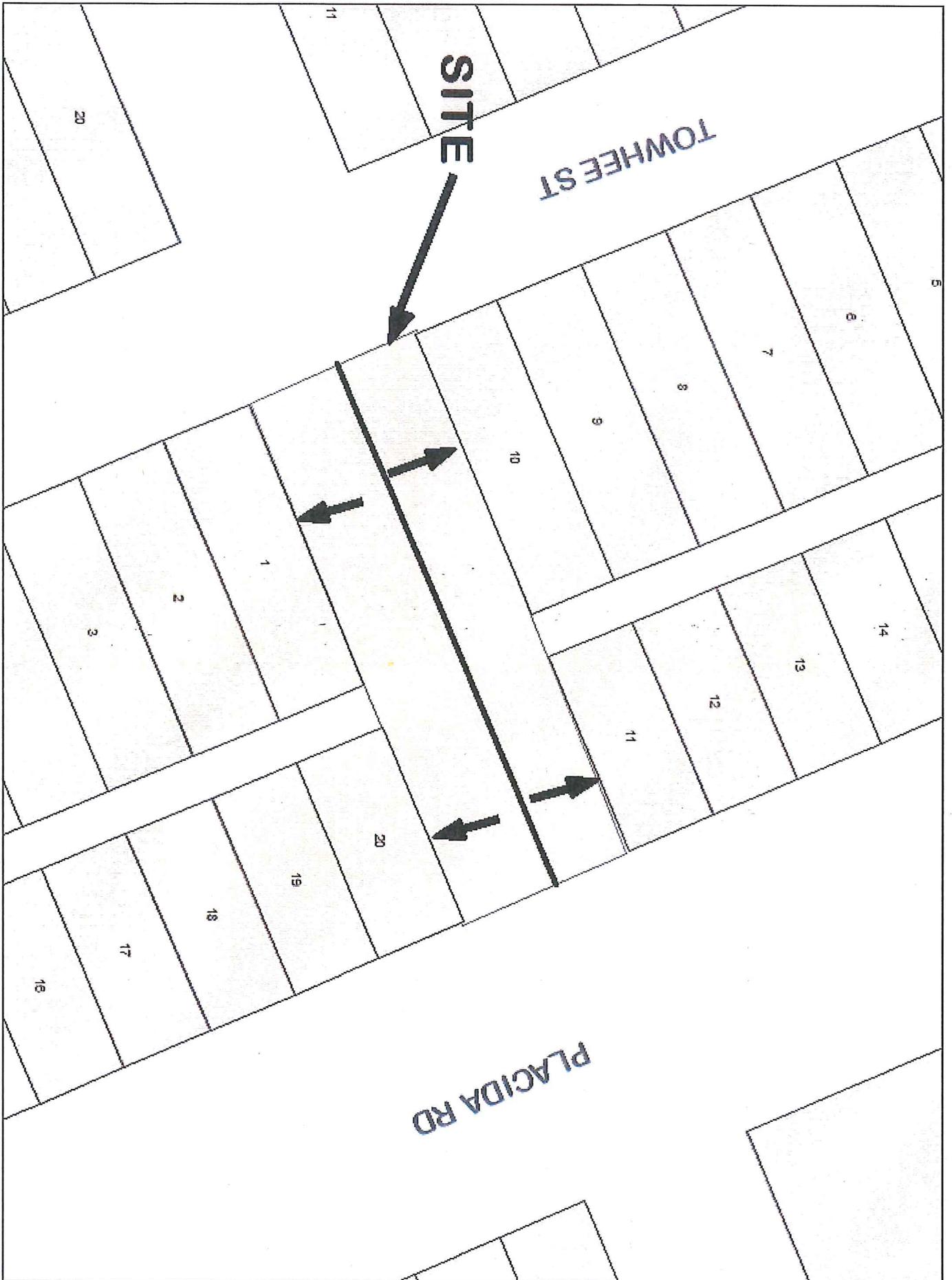
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**SV-14-12-03 - Proposed Changes**





## MEMORANDUM

**Date:** January 21, 2015

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

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

**Subject:** SV-14-12-03, Street Vacation, Portion of Winchester Avenue  
Michael Bossey

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Michael Bossey is requesting to vacate a one-block portion of Winchester Avenue (platted, New Jersey Avenue) lying between Towhee Street and Placida Road, a total of 0.24 acres, more or less, as recorded in Plat Book 1, Page 4, of the Official Records of Charlotte County, Florida. The site is located south of Wyoming Avenue, north of Maryland Avenue, east of Holly Avenue, and west of Placida Road, in Section 17, Township 41, Range 20, in Commission District III.

The subject property lies within the Urban Service Area. The underlying Future Land Use Map designation is Commercial and the Zoning District is Commercial Intensive (CI). It lies within Flood Zone 12AE and Storm Surge Evacuation Zone B. Being commercial property, there is no issue regarding added density.

The applicant owns the property abutting one side of the proposed vacation. The owner of the property on the opposite side (Oaks Mini Storage, Inc.), has provided the applicant with a conditional letter of consent regarding the proposed vacation. It is the intent of both owners that the applicant will acquire the whole portion of the right-of-way to be vacated. However, it is the position of the County Attorney's Office that the right-of-way to be vacated must be split at the midline, with half going to each abutting owner, per State Statute. If the street vacation is approved, this preference can still be accomplished by either owner deeding his newly-acquired portion to the other owner.

The segment of Winchester Avenue in question remains undeveloped, although some motorists continue to use it to access Placida Road, using the applicant's driveway without permission in the process. The Charlotte County GIS map shows that there are other points of access from Placida Road to the

**CHARLOTTE COUNTY COMMUNITY DEVELOPMENT**  
**Zoning**

18400 Murdock Circle, Port Charlotte, FL 33948  
Phone: 941-764-4954 | Fax: 941-743-1598

surrounding neighborhood within one block of the proposed vacation, so no property owners will be denied access if the street vacation is approved. Approving this action appears to be consistent with the surrounding area, where another one-block segment of Winchester Avenue on the opposite side of Placida Road was vacated previously with no obvious adverse effects.

**Addressing** has reviewed the application and had no comments.

**CCU** has reviewed the application and had the following comments:

Approved. (Not CCU certificated area).

**Comprehensive Planning** has reviewed the application and had no comments.

**The County Surveyor** has reviewed the application and had the following comments:

I have 2 comments.

1. From review of the 2006 High Resolution Aerials of this site that this has been an access for the public to use this "non open" dedicated road for ingress and egress to people's property. The fact that they have used this for over the statutory 7 years for this purpose across this person's property has given those people who use it a prescriptive use easement across his land to use his driveway. If the people affected by this should so choose they could exercise their rights to not have this access blocked by court injunction.
2. The land owner petitioning to vacate this road would only get half the width of the roadway added to their property not the full road. The other half would go to the land owner north of the subject site.

**Engineering** has reviewed the application and had no comments.

**Environmental Health** has reviewed the application and had no comments.

**GIS** has reviewed the application and had no comments.

**LIS** has reviewed the application and had no comments.

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

Englewood Water District (EWD) has facilities in the area of the proposed vacation. If the street vacation is approved, the applicant must provide EWD with an acceptable utility easement within sixty days of the date of approval by the Board of County Commissioners.

The underlying zoning designation is Commercial Intensive, so there is no issue regarding added density as a result of the street vacation.

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

**Real Estate Services** has reviewed the application and had no comments.

**Right-of-Way** has reviewed the application and had no comments.

**Transportation** has reviewed the application and had no comments.

**Zoning/Current Planning** has reviewed the application and had the following comments:

Staff finds that the proposed street vacation does complement the street vacation approved by the Board of County Commissioners in 2006 located to the east of Placida Road. This proposed street vacation would further build on this 2006 BCC action. Zoning/Current Planning has no objections to the proposed vacation and recommends approval of the requested street vacation as described in the application.

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

A GIS aerial review was conducted by staff. The site consists on an existing vehicular dirt path adjacent to several stands of mature Australian pine trees.

As this proposal moves forward, the staff has requested the following issues be addressed during the development process. These conditions will be reviewed for compliance prior to any land clearing, development, or permit approvals.

1. The project site is located in an area that is utilized by species listed by the United States Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWCC) as endangered, threatened, or a species of special concern. If any new development is proposed the applicant must provide all appropriate comments, authorization/permits, and/or mitigation from the FWCC and FWS prior the issuance of county permits and/or land clearing activities, if applicable.
2. Any trees proposed to be removed (or preserved) must satisfy Chapter 3-2, Article IX, Tree Requirements of the County Code. If heritage trees are found to occur on site, the provisions of Chapter 3-2, Article IX, Section 190 of the County Code must be followed. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits must be obtained prior to any land clearing activity and/or the issuance of any building permits.

The applicant is advised that the Charlotte County ERS site review is cursory; additional wildlife or environmental reviews may be required by state and federal agencies.

## **RECOMMENDATION**

**Community Development** recommends approval of SV-14-12-03 with the following condition:

1. Within sixty (60) days of the date of approval of the street vacation, the applicant shall provide a recorded utility easement in favor of Englewood Water District for their facilities located within the area of the vacated right-of-way. Failure to do so within the specified time period will void the approval of the street vacation.

**INTEROFFICE MEMORANDUM**  
**Community Development**

**To: Steven Ellis**

**FROM: Gerry Collins**  
**Design Technician - Addressing**

**DATE: 12/16/2014**

**RE: Addressing Comments**  
**February 2, 2015, P&Z / March 24, 2015, BCC**

**SV-14-12-03 – Michael Bossey – Winchester Ave.**

**I have no comment on this application.**

**Ellis, Steven**

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**From:** Hunter, Judy  
**Sent:** Thursday, December 18, 2014 2:06 PM  
**To:** Ellis, Steven  
**Subject:** RE: SV-14-12-03, Winchester

Approved. (Not CCU certificated area)

Judy Hunter, AA  
Engineering Services  
Charlotte County Utilities  
941.764.4539  
[Judy.hunter@charlottefl.com](mailto:Judy.hunter@charlottefl.com)  
[www.charlottecountyfl.gov](http://www.charlottecountyfl.gov)

*"To Exceed Expectations in Delivery of Public Services"*

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**From:** Ellis, Steven  
**Sent:** Tuesday, December 16, 2014 11:08 AM  
**To:** Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Scudera, Jamie; Gilbreath, Gina; MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; Irish, Stan; Reager, Steve; DUrso, Chris; Hunter, Judy; Nocheck, Elizabeth; Anspach, Dawn  
**Cc:** Cullinan, Shaun; Clim, Diane  
**Subject:** SV-14-12-03, Winchester

Please review the attachments.

Thanks.

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](http://www.charlottecountyfl.gov)

**Ellis, Steven**

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**From:** Alexander, Debbie  
**Sent:** Tuesday, December 23, 2014 7:45 AM  
**To:** Ellis, Steven  
**Cc:** Payette, Paul; Walter, Bradford; Peruyera, Carlos; VonderMuehll, JoAnn  
**Subject:** P&Z Review - 2-2-15

**P&Z - 2-2-15**

**SV-14-12-03 MICHAEL BOSSEY**

**No comments.**

**FP-14-12-02 RED LOBSTER PORT CHARLOTTE (Comment only)**

There is currently a 10' wide drainage and utility easement along the northern boundary of proposed Lots "A" and "B". This easement is currently under the control of the Mall (as indicated by the OR Book/Page). Is this easement to remain under the control of the Mall? If not, then some stipulation should be made indicating differently. I did not see any mention of it in the Declaration of Easements and Covenants.

**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](mailto:www.Debbie.Alexander@CharlotteCountyFL.gov)

"To Exceed Expectations in the Delivery of  
Public Services"



William L. Barnett  
Network Engineer II  
4195 Kings Highway  
Port Charlotte, Fl. 33950  
Voice: (941) 637-5109  
Fax: [\(941\) 624-5711](tel:(941)624-5711)  
[William.L.Barnett@CenturyLink.com](mailto:William.L.Barnett@CenturyLink.com)

Dec. 22, 2014

Deb Alexander

This letter is let Charlotte County know Centurylink has no facilities in the proposed Street Vacation. CenturyLink has no objections to Street Vacation SV-14-12-03

Respectfully,

William L. Barnett  
Network Engineer II  
Port Charlotte District

## Ellis, Steven

---

**From:** Ford, Steven  
**Sent:** Monday, December 22, 2014 9:37 AM  
**To:** Ellis, Steven  
**Subject:** SW-14-12-03-Michael Bossey - Winchester Ave. road vacation in Grove City

I have 2 comments:

1. From review of the 2006 High Resolution Aerials of this site that this has been an access for the public to use this "non open" dedicated road for ingress and egress to people's property. The fact that they have used this for over the statutory 7 years for this purpose across this person's property has given those people who use it a prescriptive use easement across his land to use his driveway. If the people affected by this should so choose they could exercise their rights to not have this access blocked by court injunction.
2. The land owner petitioning to vacate this road would only get half the width of the roadway added to their property not the full road. The other half would go to the land owner north of the subject site.

If you would like to discuss this more give me a call.  
Thanks,

*Steven L. Ford, PSM*  
County Surveyor  
Public Works  
South County Annex  
410 Taylor Rd., Unit 104  
Punta Gorda, FL 33950  
Phone (941) 575-3616  
FAX (941) 637-9265  
[Steven.ford@charlottefl.com](mailto:Steven.ford@charlottefl.com)

## Ellis, Steven

---

**From:** Patrick Zoeller <pzoeller@englewoodwater.com>  
**Sent:** Tuesday, December 16, 2014 3:19 PM  
**To:** Irish, Stan  
**Cc:** Jay Linden; Teresa Herzog; Ellis, Steven; CustomPavers@Comcast.net; landsurveyor@VBFainc.com; Cullinan, Shaun  
**Subject:** RE: Street Vacation-----SV-14-12-03

Stan

I have reviewed our maps and Englewood Water District, (EWD) owns a water main and a sewer main located in the Winchester Avenue right of way. The water main is an 8 " main and is located within the north side of the right of way. This water main is critical for providing fire flow to the residents west of Placida.

The sewer main is 4" and is located near the center of the Winchester Avenue right of way. The sewer line does not appear to be in a straight line. Our records show that the main reduces to a 3" and turns toward the south side of the right of way

Both of these mains are critical for providing water and sewer service in this area.

EWD recommends denial of a total Vacation of this segment of right of way. However EWD would recommend approval of a vacation of this roadway if a water and sewer utility easement would be recorded for the full width of the existing right of way. EWD will need access to this area in order to maintain the water and sewer mains throughout the year. EWD will not repair or replace any fencing or infrastructure which may inhibit the operation and maintenance of the utility system.

Please send me an email invitation to any meetings you feel EWD should attend regarding this petition.

Pat Zoeller, PE  
Utility Engineer  
Englewood Water District  
201 Selma Avenue  
Englewood, Florida 34223  
[pzoeller@ewdf.com](mailto:pzoeller@ewdf.com)  
(941) 474-3217 (office)  
(941) 460-1033 (desk)  
(941) 460-1025 (fax)

**From:** Teresa Herzog  
**Sent:** Tuesday, December 16, 2014 1:04 PM  
**To:** Irish, Stan  
**Cc:** Patrick Zoeller; Jay Linden  
**Subject:** RE: Street Vacation-----SV-14-12-03

Hi Stan, this is in our service area. You can send me the information for the time being until a decision is made about Robin's position. Additionally, Jay Linden P.E. our Engineer will be retiring mid-February. We have hired a new Utility Engineer named Pat Zoeller P.E., his contact info is [pzoeller@ewdf.com](mailto:pzoeller@ewdf.com) and his direct phone line is 941-460-1033.  
Regards, Teresa Herzog

**From:** Irish, Stan [<mailto:Stan.Irish@charlottecountyfl.gov>]  
**Sent:** Tuesday, December 16, 2014 12:55 PM  
**To:** Teresa Herzog  
**Subject:** Street Vacation-----SV-14-12-03

Good afternoon, since Robin is no longer working are you the person who I send a street vacation to for review. I am not sure if this is your area, its on Placida Road between Wyoming and Maryland. If you could let me know if this is in your area I will go ahead and send you the information.

Thank you

Stan Irish, Land Development Coordinator  
Public Works  
Right of Way/Stormwater  
18400 Murdock Circle  
Port Charlotte, FL 33948-1074  
Phone 941.743.1264 Fax 941.764.4905 Cell 941.268.6886  
[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)



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December 16, 2014

Stan Irish  
Public Works  
Right of Way/ Stormwater  
18400 Murdock Circle  
Port Charlotte, FL 33948-1074

**Re: Petition to vacating all that portion of Winchester Avenue  
Lying between Towhee Street and Placida Road, at total of 0.24 acres  
The side is located south of Wyoming Avenue, North of Maryland Avenue  
East of Holly Avenue and west of Placida Road.  
Charlotte County FL  
Petition#: PV-14-12-03**

Dear Stan Irish

After review your request to vacate the property in question has been determined that Comcast Cable does not object to the request to vacate the easement. Comcast Cable does not have any facility in this area.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 342-3578.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gonzalo Rojas'.

Gonzalo Rojas  
Tech. 3, Planning & Design



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

STREET VACATION APPLICATION

Date Received: 12/10/14	Date of Log-in: 12/10/14
Petition #: SV-14-12-03	CAP # VST-14-00002
Receipt #: 161841	Amount Paid: \$1,315.00

1. Name of street(s) to be vacated: WINCHESTER AVE  
(FROM DEAD END OF CROSS STREET TO PIACIDA ROAD SEE PHOTOS)

2. Parties involved in the application

A. Name of Applicant\*: MICHAEL BOSKEY OWNER AGENT

Mailing Address: 980 BAY SHORE DRIVE

City: EMBLEWOOD State: FLORIDA Zip Code: 34223

Phone Number: (941) 474-1034 Fax Number: (941) 474-6503

Email Address: CUSTOMPAVERS@COMCAST.NET Cell (941) 525-0766

\* The applicant must own property fronting on the right-of-way to be vacated

B. Name of Agent: AS ABOVE

Mailing Address: /

City: / State: / Zip Code: /

Phone Number: / Fax Number: /

Email Address: /

C. Name of Surveyor: VAN BUSKIRK / FISL & ASSOCIATES INC.

Mailing Address: 12450 TAMiami TRAIL

City: NORTH PORT State: FL. Zip Code: 34287

Phone Number: (941) 426-0681 Fax Number: (941) 426-6101

Email Address: LANDSURVEYOR@VBFAINC.COM

3. Applicant's Property ID #: "PARCEL" 412017429001

4. Total acreage of street to be vacated: 0.24

5. Commission District: III

6. Purpose of request:  
3156 PIACIDA ROAD, EMBLEWOOD FL. 34223 = WINCHESTER AVE  
ENDS AT MY PROPERTY AND CARS CUT THROUGH MY PROPERTY  
ALL THE TIME INSTEAD OF TURNING DOWN THE NEXT STREET  
30 YARDS DOWN THE ROAD. "SEE LETTER"

# AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Street Vacation and 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 Florida, COUNTY OF Sevier

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 2014, by Michael Bossey who is personally known to me or has/have produced \_\_\_\_\_ as identification and who did/did not take an oath.

[Signature] | [Signature]  
Notary Public Signature | Signature of Applicant/Agent

Michael Keith Rowley | MICHAEL BOSSEY  
Notary Printed Signature | Printed Signature of Applicant/Agent



980 BAYSHORE DR.  
Address

Emblewood FL. 34223  
City, State, Zip

941-525-0766  
Telephone Number

IN RE: CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPT.

STREET VACATION OF WINCHESTER AVE DEAD END.  
ENGLEWOOD, FLORIDA 34224

AFFIDAVIT: OWNER OF OAKS MINI STORAGE;  
1985 WYOMING AVENUE ENGLEWOOD FL. 34224

IT IS STATED FOR THE RECORD THAT AS THE PROPERTY OWNER ADJACENT TO WINCHESTER AVE. , CONSENT IS HEREBY GIVEN AS TO VACATING THE ENTIRE ROAD TO THE APPLICANT MICHAEL BOSSEY WITH NO INTEREST LIABILITIES OR TAX CONSEQUENCES TO US, THE ADJACENT PROPERTY OWNERS.

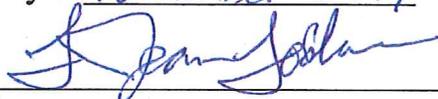
 \_\_\_\_\_ 11/26/14  
Signature

Michael Earl Schworm \_\_\_\_\_  
Printed Name

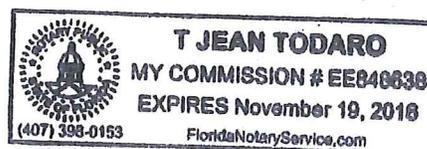
Owner 1985 Wyoming Ave, Englewood FL. 34224

STATE OF FLORIDA, COUNTY OF PORT CHARLOTTE

The foregoing affidavit was subscribed and sworn to by Michael Earl Schworm who has produced FL DL as identification or who is personally known to me before me this 26 day of November 2014

 \_\_\_\_\_  
Notary Public

My Commission expires: Nov. 19, 2016



May 10, 2013

Charlotte County Community Development  
18400 Murdock Circle  
Port Charlotte, FL. 33948

RE: Debris Removal

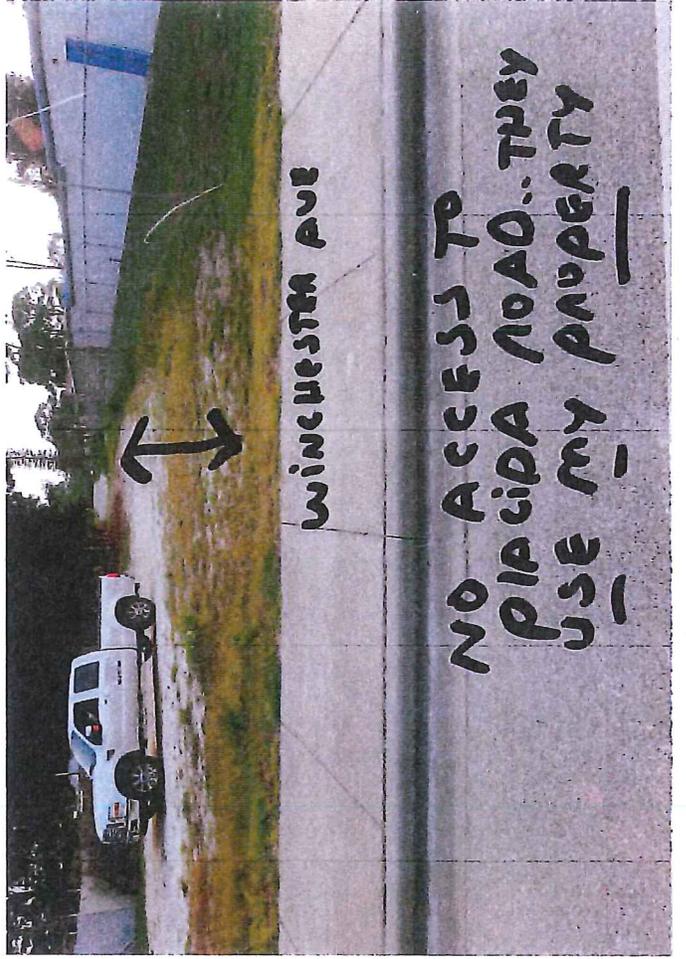
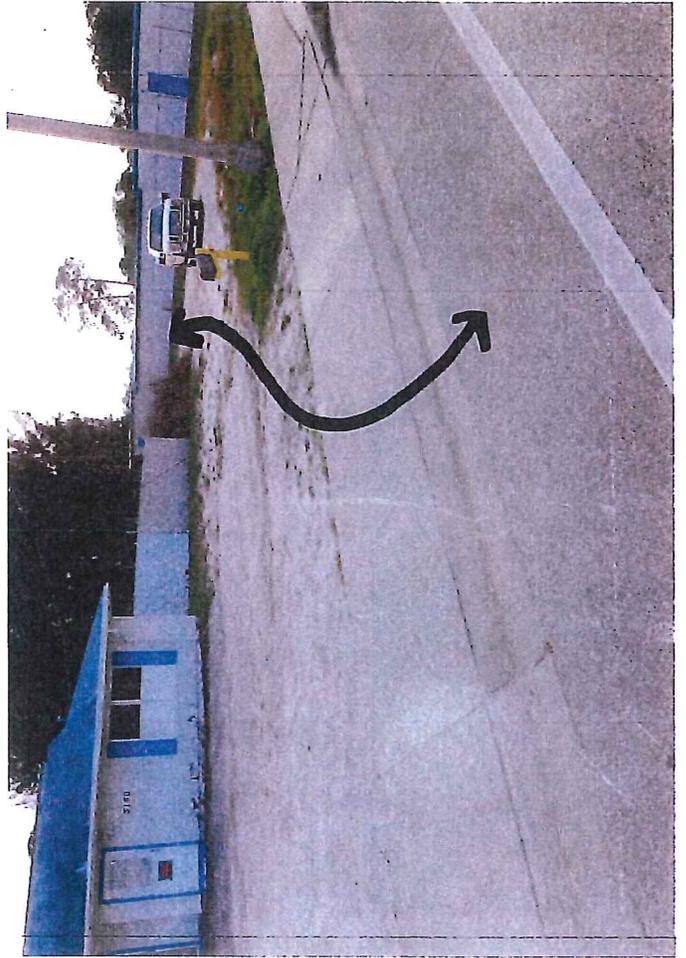
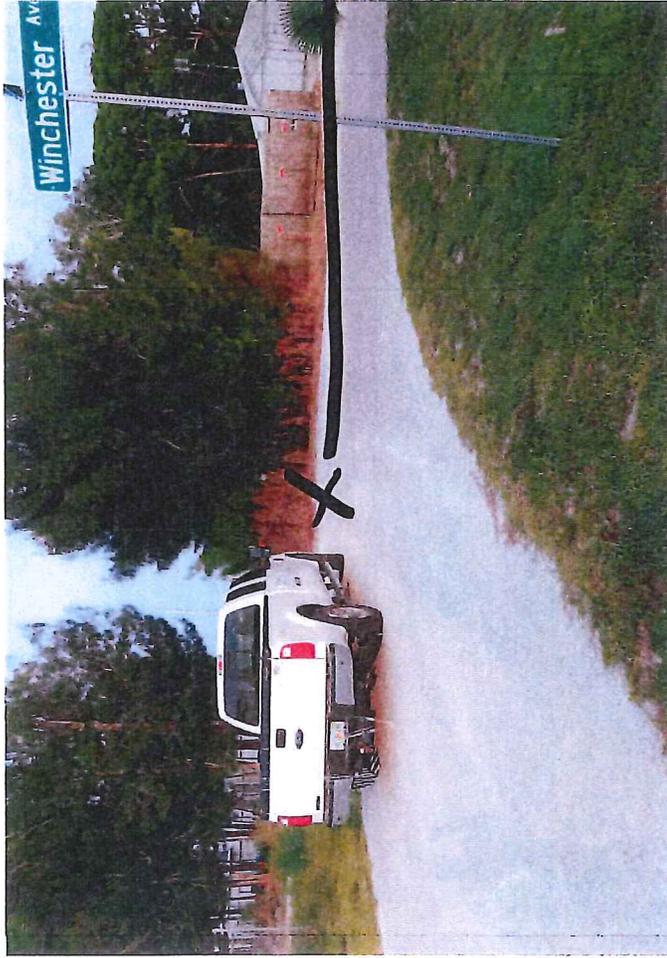
Location: County Property Adjacent to Grove City, Block 166, lots 1-7 & 14-20:  
also 3150 Placida Road, Englewood FL. 34224

Dear Charlotte County,

On April 15<sup>th</sup> 2012 we kicked out the tenants and reclaimed our property. There is a roadway adjacent to our property which we believe is Winchester Blvd. *ave* There is no turn out onto the street and the road actually turns into our private driveway. Many cars utilize this abandoned roadway as a shortcut and are constantly trespassing on our property to exit onto Placida Road. We would like to see if the county would be willing to vacate the road so that we may maintain the property and remove the potential liability exposure from Charlotte County. Additionally we dismantled a homeless camp that was located in the heavily wooded area on this parcel. We dumped in excess of one ton of debris and cut down many of the saplings of invasive pine trees that provided cover for this illegal camp site. The tree cuttings are stacked on your roadway and we would very much appreciate the county removing these at your earliest convenience. Please let us know how best to proceed in regards to removing this hazard of people driving through our property on a regular basis and using your property as a dump or camp. Thank you for your time and we appreciate your assistance.

Sincerely and very truly yours,

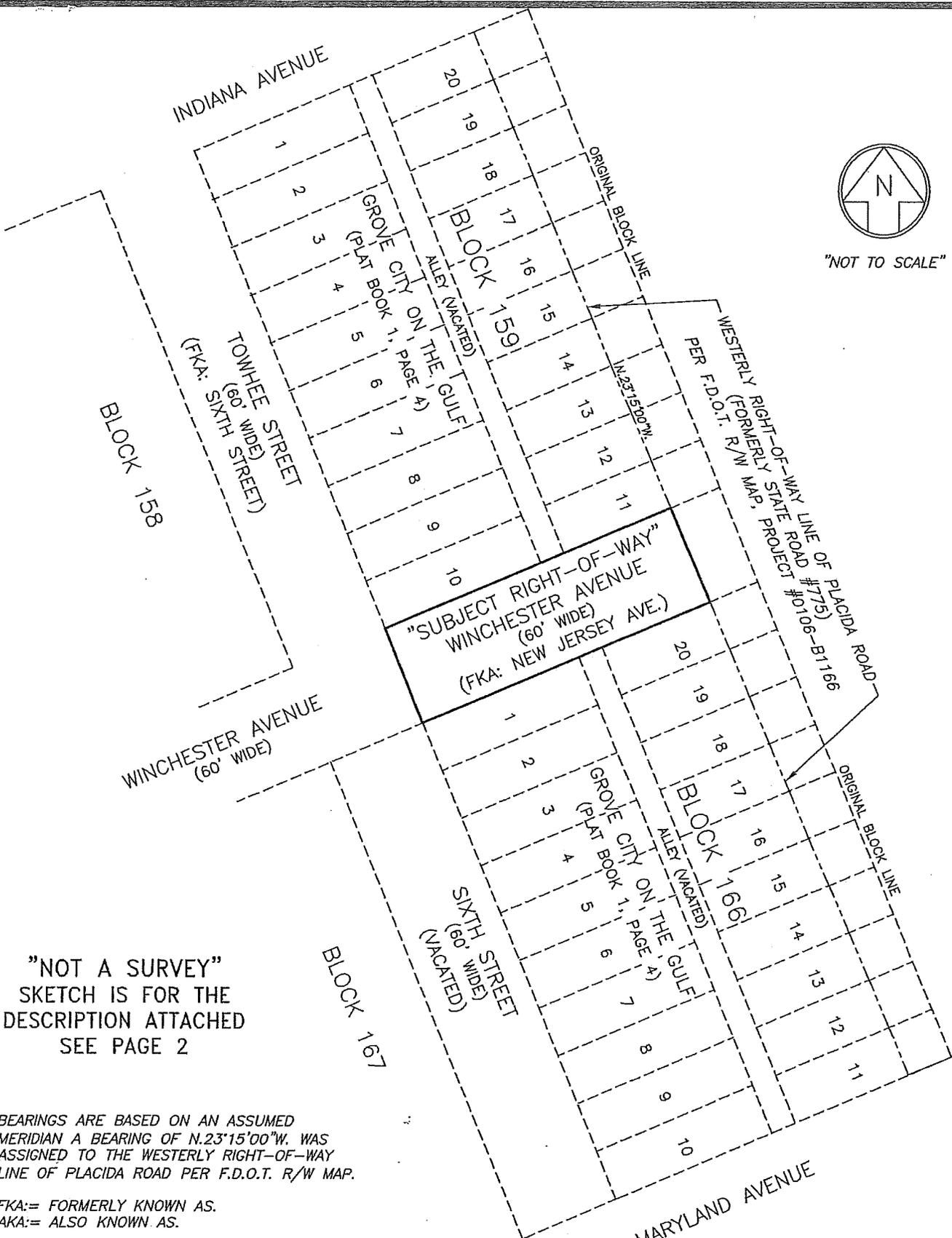
Michael L. Bossey  
980 Bayshore Drive  
Englewood, FL. 34223  
(941) 525-0766



Mik Brown



"NOT TO SCALE"



"NOT A SURVEY"  
 SKETCH IS FOR THE  
 DESCRIPTION ATTACHED  
 SEE PAGE 2

BEARINGS ARE BASED ON AN ASSUMED  
 MERIDIAN A BEARING OF N.23°15'00"W. WAS  
 ASSIGNED TO THE WESTERLY RIGHT-OF-WAY  
 LINE OF PLACIDA ROAD PER F.D.O.T. R/W MAP.

FKA:= FORMERLY KNOWN AS.  
 AKA:= ALSO KNOWN AS.

PREPARED FOR: MICHAEL BOSSEY

PAGE 1 OF 2.

SKETCH & DESCRIPTION FOR VACATION  
 OF A PORTION OF WINCHESTER  
 AVENUE IN GROVE CITY ON THE GULF  
 CHARLOTTE COUNTY, FLORIDA

**Van Buskirk/Fish & Associates, Inc.**  
 SURVEYORS - MAPPERS -  
 DEVELOPMENT CONSULTANTS



DWN.: AKF	DATE: 9-24-2013
CHK'D.: AKF	DATE: 9-24-2013
FIELD BOOK: N/A	PAGE:
PROJECT NO.:	13-1159

The Grove City, Fla. & C. Co.  
 Subdividing 1/4 of Section 8,  
 T. 41 S. R. 20 E.,  
 Manatee County, Fla.  
 March 27th 1897

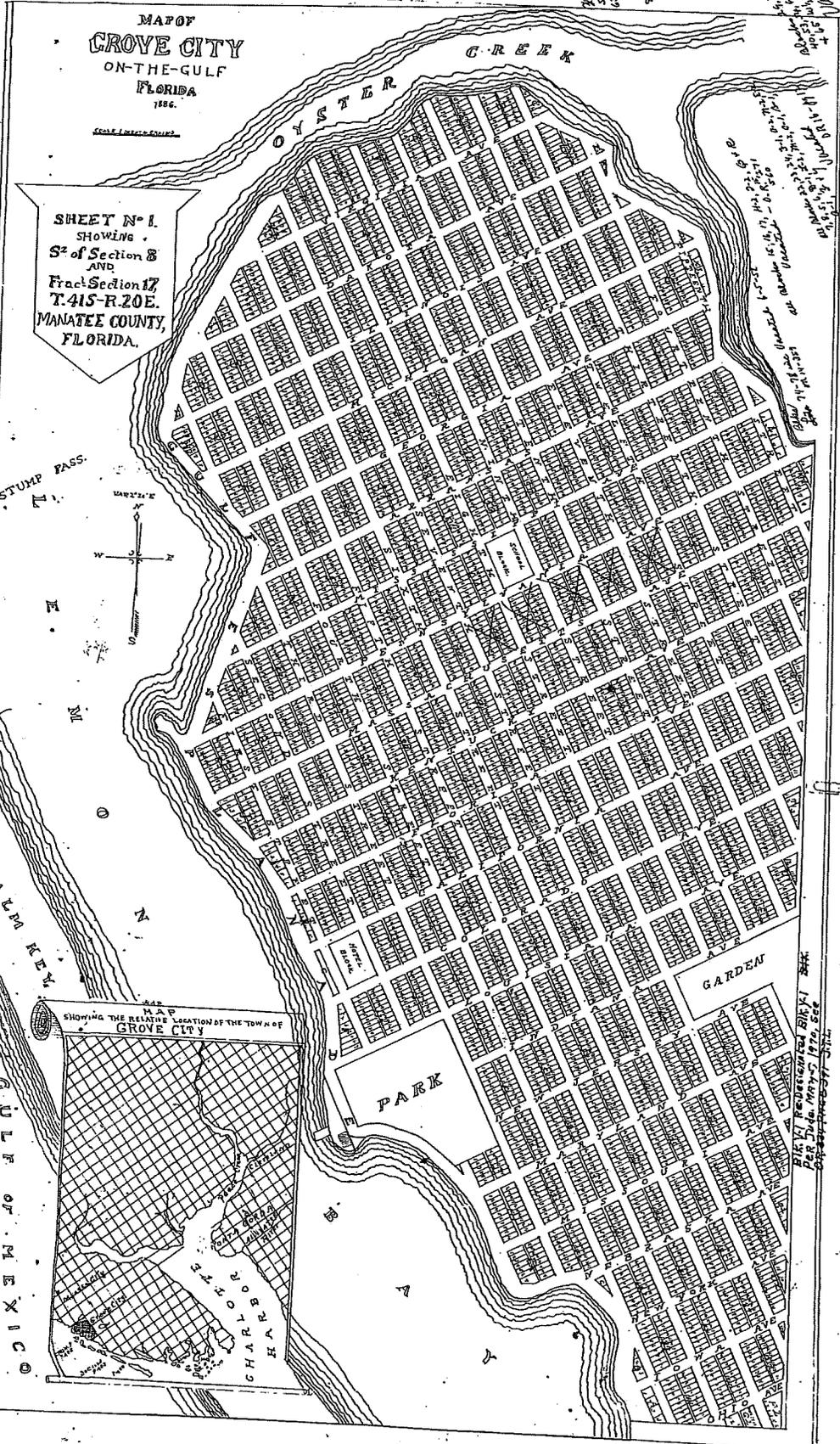
PLAT A

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
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The Grove City, Fla. & C. Co.  
 Subdividing 1/4 of Section 8,  
 T. 41 S. R. 20 E.,  
 Manatee County, Fla.  
 March 27th 1897



Scale 1" = 100'  
 1" = 100'  
 1" = 100'

MANATEE COUNTY  
 1897

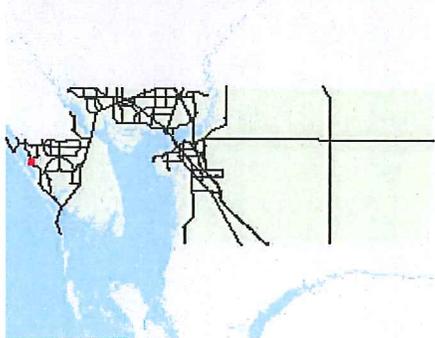
THIS MAP WAS RECORDED BY THE  
 PER THE 10397-1897  
 DEPARTMENT 37-511

# Charlotte County GIS Map



Charlotte County GIS Department Copyright (C) 2014

0 150ft



Copyright 2014  
 Charlotte County GIS  
 18500 Murdock Circle  
 Port Charlotte, FL 33948

- Legend**
- Highlighted\_Feature
  - Selected\_Features
  - Accounts
  - Lots
  - Waterway Names

DISCLAIMER : 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 guaranties, 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. C.C.G.I.S. maintains a record regarding the methods used to produce this map and can be furnished upon request.

DESCRIPTION FOR ROAD RIGHT-OF-WAY VACATION:

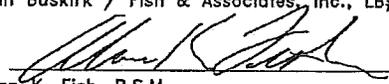
ALL THAT PORTION OF THE 60 FOOT WIDE ROAD RIGHT-OF-WAY FOR WINCHESTER AVENUE, (FORMERLY KNOWN AS NEW JERSEY AVENUE) LYING BETWEEN BLOCK 159 AND BLOCK 166 IN GROVE CITY ON THE GULF, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; BOUNDED AT THE WESTERLY LIMIT BY THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TOWHEE STREET (FORMERLY KNOWN AS SIXTH STREET) AND BOUNDED AT THE EASTERLY LIMIT BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLACIDA ROAD (FORMERLY KNOWN AS STATE ROAD #775) PER F.D.O.T. RIGHT-OF-WAY MAP, PROJECT # 0106-B1166.

CERTIFICATE

I, hereby certify that this Sketch and the Description contained herein were prepared under my supervision in conformance with Chapter 5J-17, F.A.C. pursuant to Section 472.027, F.S.

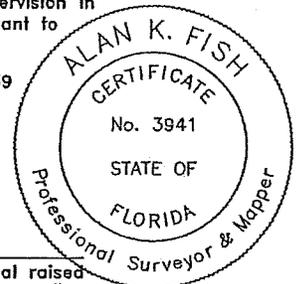
Van Buskirk / Fish & Associates, Inc., LB#3739

By:

  
 Alan K. Fish, P.S.M.  
 Registered Professional Surveyor & Mapper  
 Florida Certificate No. 3941

Date Prepared: SEPTEMBER 24, 2013

"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper."



PAGE 2 OF 2.

REVISIONS:

PREPARED FOR: MICHAEL BOSSEY

SKETCH & DESCRIPTION FOR VACATION OF A PORTION OF WINCHESTER AVENUE IN GROVE CITY ON THE GULF CHARLOTTE COUNTY, FLORIDA

**Van Buskirk/Fish & Associates, Inc.**  
 SURVEYORS - MAPPERS -  
 DEVELOPMENT CONSULTANTS



DWN.: AKF DATE: 9-24-2013

CHK'D.: AKF DATE: 9-24-2013

FIELD BOOK: N/A PAGE:

PROJECT NO.: 13-1159

**2014 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

Vickie L Potts, Charlotte County Tax Collector  
18500 Murdock Cir, Port Charlotte FL 33948-1075

Real Estate  
Property Address:  
Legal Description:

10003486858  
3150 PLACIDA RD  
GVC 000 0166 0001 GROVE CITY BLK  
166 ALL LTS 1 & 2 ALL LTS 3  
See Additional Legal on Tax Roll

6 - 53448

**Parcel ID: 412017429001**

**Tax District: 002**

BOSSEY MICHAEL L & MARTHA&M&AB  
980 BAYSHORE DR  
ENGLEWOOD FL 34223-2204



- E-Check-A FREE electronic payment from your checking account.
- Credit Card - 2.5% fee or \$2.50 minimum charge for M/C, Visa, Amex, Discover

Scan the QR Code at right to view your tax bill from your web-enabled mobile phone.



**WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE**

If postmarked by	Nov 30, 2014	Dec 31, 2014	Jan 31, 2015	Feb 28, 2015	Mar 31, 2015
<b>Discount</b>	4%	3%	2%	1%	NONE
<b>Pay this amount</b>	\$3,748.90	\$3,787.95	\$3,827.00	\$3,866.05	\$3,905.10

**AD VALOREM TAXES**

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
GREATER CHARLOTTE LIGHTING	941-743-1551	0.23870	157,152	0	157,152	37.51
LAW ENFORCEMENT	941-743-1551	2.58550	157,152	0	157,152	406.32
STUMP PASS BEACH RENOURISHMENT	941-743-1551	0.19780	157,152	0	157,152	31.08
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	157,152	0	157,152	6.19
ENVIRONMENTALLY SENSITIVE LAND	941-743-1551	0.20000	157,152	0	157,152	31.43
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.36580	157,152	0	157,152	57.49
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	7.36500	157,152	0	157,152	1,157.42
CHARLOTTE COUNTY	941-743-1551	6.30070	157,152	0	157,152	990.17
<b>ML MILLAGE RATE</b>		17.29290	<b>TOTAL AD VALOREM</b>		\$2,717.61	

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	TELEPHONE	AMOUNT
GROVE CITY ST & DR UNIT -MAINT	941-743-1914	140.00
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	701.61
ENGLEWOOD WATER DISTRICT SEWER	941-474-3217	299.88
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	46.00
<b>TOTAL NON-AD VALOREM</b>		\$1,187.49
<b>TOTAL COMBINED TAXES AND ASSESSMENTS:</b>		\$3,905.10

For additional information please see reverse side. Save Time - Pay Online at [www.cctaxcol.com](http://www.cctaxcol.com) Email: [cctaxinfo@charlottefl.com](mailto:cctaxinfo@charlottefl.com) Phone (941) 743-1350

**2014 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS** 10003486858

**Make checks payable in U.S. funds to:**  
Charlotte County Tax Collector  
18500 Murdock Circle Port Charlotte FL 33948  
Telephone: 941-743-1350

**RETURN WITH PAYMENT**

**Parcel ID:** 412017429001  
**Owner Information:** BOSSEY MICHAEL L & MARTHA&M&AB  
**Property Address:** 3150 PLACIDA RD

I am paying the following amount (check ONLY one box)  
Based on the date paid online, in the office, or postmarked:

<input type="checkbox"/>	Nov 30, 2014 (4% discount)	\$3,748.90
<input type="checkbox"/>	Dec 31, 2014 (3% discount)	\$3,787.95
<input type="checkbox"/>	Jan 31, 2015 (2% discount)	\$3,827.00
<input type="checkbox"/>	Feb 28, 2015 (1% discount)	\$3,866.05
<input type="checkbox"/>	Mar 31, 2015 (no discount)	\$3,905.10

Taxes become delinquent on 4/1/2015 - Add 3%

\*\*\*\*\*PLEASE DO NOT WRITE BELOW THIS AREA \*\*\*\*\*

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**PORT CHARLOTTE FL 33948**

**OFFICIAL USE**

Postage	\$	\$0.46	0190
Certified Fee		\$3.10	
Return Receipt Fee (Endorsement Required)		\$2.55	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.11</b>	



Sent To  
**CHARLOTTE COUNTY COMMUNITY DEVELOPMENT**  
 Street, Apt. No. or PO Box No. **18400 MURDOCK CIRCLE**  
 City, State, ZIP+4  
**PORT CHARLOTTE FL 33948**

PS Form 3800, August 2006

See Reverse for Instructions

342239998  
 1189290190 -0098  
 05/13/2013 (800)275-8777 11:01:32 AM

Product Description	Sales Receipt		Final Price
	Sale Qty	Unit Price	
PORT CHARLOTTE FL 33948			\$0.46
Zone-2 First-Class Letter			
0.90 oz.			
Expected Delivery: Wed 05/15/13			
Return Rcpt (Green Card)			\$2.55
@ Certified			\$3.10
Label #:	7008050000219305107		
Issue PVI:			\$6.11
Coil/100 (Forever)	1	\$46.00	\$46.00
Four Flags PSA			
<b>Total:</b>			<b>\$52.11</b>

Paid by:  
 Debit Card \$52.11  
 Account #: XXXXXXXXXXXX6305  
 Approval #: 416503  
 Transaction #: 924  
 23 903570208  
 Receipt#: 001033

For tracking or inquiries go to  
 S.com or call 1-800-222-1811.

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 ociate can show you how.

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 0-Stamp24. Go to [usps.com/clicknship](http://usps.com/clicknship)  
 rint shipping labels with postage. For  
 r information call 1-800-ASK-USPS.

Get your mail when and where you want it  
 with a secure Post Office Box. Sign up for  
 a box online at [usps.com/poboxes](http://usps.com/poboxes).

Bill #: 1000201758934  
 Clerk: 05

All sales final on stamps and postage  
 Refunds for guaranteed services only  
 Thank you for your business

HELP US SERVE YOU BETTER

Go to: <https://postalexperience.com/Pos>

TELL US ABOUT YOUR RECENT  
 POSTAL EXPERIENCE

\*\*\*\*\*

7008 0500 0002 1490 5: