

Application No.
SV-15-12-03
(Street Vacation)

Applicant
Lighthouse Baptist Church of North
Port Florida, Inc. /
Palmer Ave.

Legislative

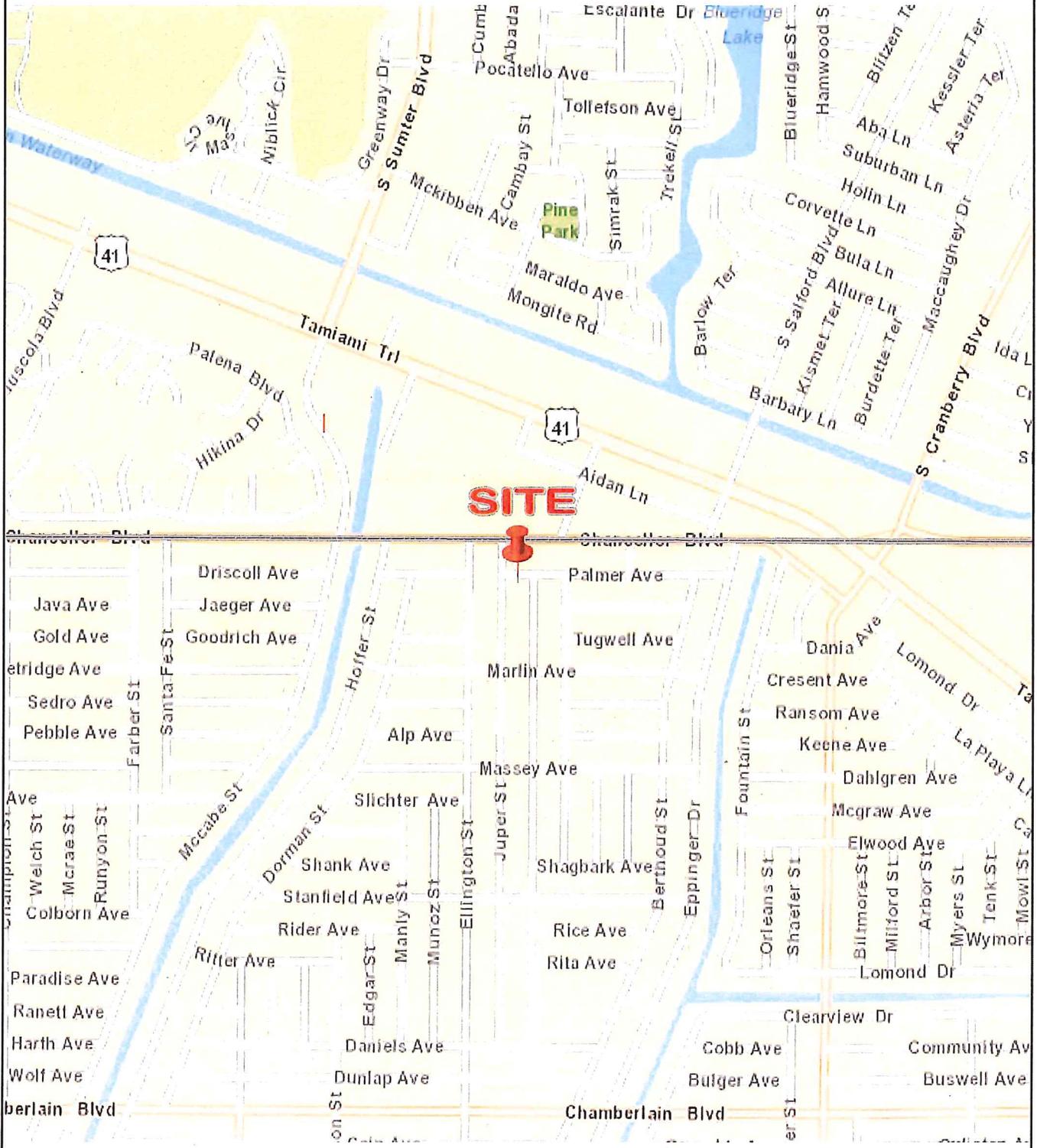
Commission Dist. IV



Community Development

CHARLOTTE COUNTY

Location Map for SV-15-12-03



04/30/21 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 7505 Date Saved: 12/22/2015 1:16:56 PM



NOT TO SCALE



SV-15-12-03 - 2014 Aerial View



Community Development

CHARLOTTE COUNTY

Zoning Map for SV-15-12-03

Charlotte County Government

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

www.CharlotteCountyFL.gov

SARASOTA COUNTY
CHANCELLOR BLVD

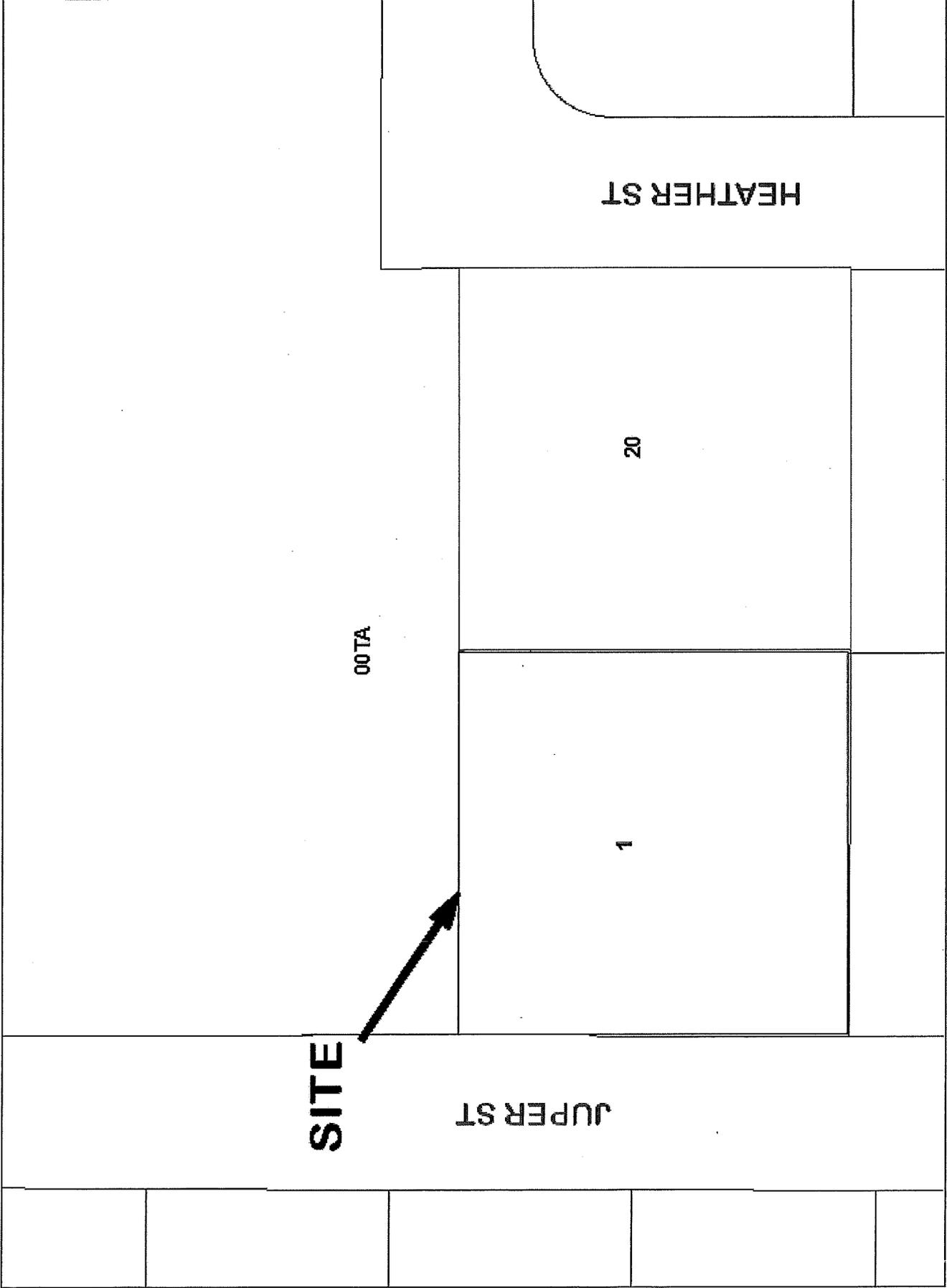


04/40/21 Mid County

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NOT TO SCALE



SV-15-12-03 - Proposed Changes



MEMORANDUM

Date: January 22, 2016

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

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

Subject: SV-15-12-03, Street Vacation, Portion of Palmer Avenue.
Applicant: Lighthouse Baptist Church of North Port Florida, Inc.

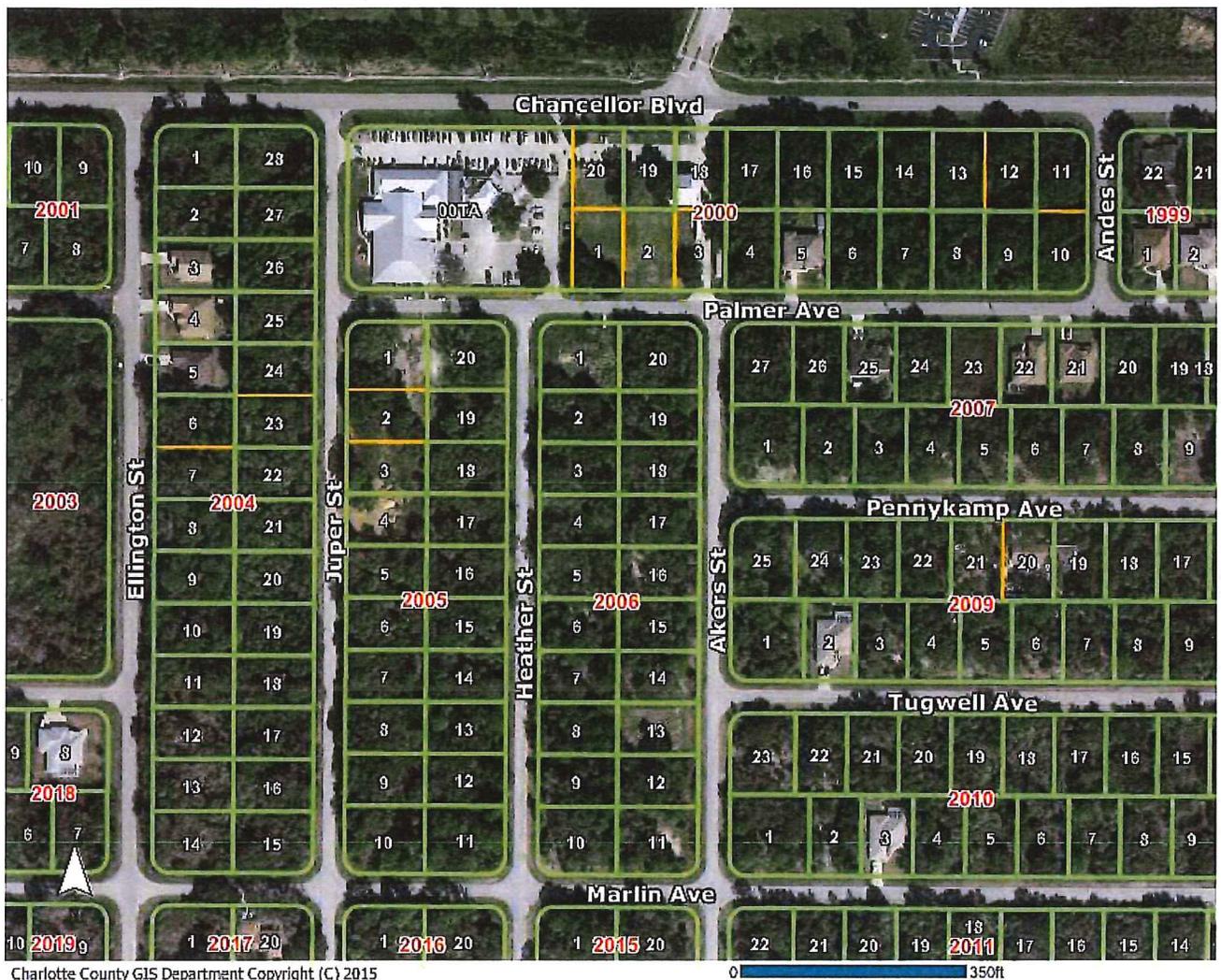
Lighthouse Baptist Church of North Port Florida, Inc., is requesting to vacate a portion of Palmer Avenue, a total of 0.30 acres, more or less, part of Port Charlotte Subdivision Section 24, as recorded in Plat Book 5, Page 16-A, of the Public Records of Charlotte County, Florida. The segment is located south of Chancellor Boulevard, north of Marlin Avenue, east of Juper Street, and west of Heather Street, in Section 4, Township 40, Range 21, in Commission District IV.

The subject right-of-way lies within the Urban Service Area. The underlying Future Land Use Map (FLUM) designations are Low Density Residential and Parks & Recreation. Since the Parks & Recreation FLUM designation carries no residential density, no allowance for additional density must be made. The underlying Zoning District is Residential Single-family 3.5 (RSF-3.5). It lies within Flood Zone X and Storm Surge Evacuation Zone B.

The applicant owns the property abutting both sides of the segment of Palmer Avenue that is requested to be vacated. If approved, this street vacation will allow the applicant to consolidate property owned by the church. With several other nearby connections to both Palmer Avenue and Juper Street, no residents will be denied reasonable access to their property as a result.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning

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



View of the surrounding neighborhood

The Stormwater Section of Public Works/Engineering is unable to recommend approval of the street vacation as submitted due to concerns about the possible impacts to drainage swales along both sides of the proposed vacation. After being notified of this issue by Staff, the applicant responded promptly and has met with Stormwater engineers to discuss options toward a possible solution to the problem. Staff has put a condition of approval in place to facilitate such an agreement.

Charlotte County Utilities has requested a utility easement over the targeted right-of-way for their affected facilities.

Departmental Reviews

Addressing has reviewed the application and had no comments.

CCU has reviewed the application and had the following comments:

CCU approves the street vacation with a condition.

Condition is for applicant to provide CCU under a separate recorded document a 30' wide utility easement the full length of the street vacation for the existing 8" water main, hydrant, services, and other related facilities.

Comprehensive Planning has reviewed the application and had no comments.

Engineering has reviewed the application and had the following comments:

The existing north roadside swale of Palmer Ave between Heather St. and Juper St. drains 10 lots and 3.05 acres. The existing south roadside swale of Palmer Ave between Heather St. and Juper St. drains 68 lots and 29.43 acres. There is also 10 lots and 3.02 acres draining across Palmer Ave. along the east side of Juper St.

Vacation of the right-of-way is not recommended.

The County Surveyor has reviewed the application and had the following comment:

No objections on this street vacation.

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 comment:

No residents will be denied reasonable access to their property if this street vacation is approved.

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

Real Estate Services 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 comment:

Zoning/Current Planning has no objections to the proposed street 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:

Per GIS arials the proposed street vacation is located on an existing cleared and developed paved road that runs between parcels owned by the applicant.

As this proposal moves forward, the Zoning/Environmental has no issues which need to be addressed.

RECOMMENDATION

Community Development recommends approval of SV-15-12-03 with the following two (2) conditions:

1. Within ninety (90) days of the approval of the street vacation, the applicant shall provide Charlotte County Utilities with a utility easement that is thirty (30) feet in width, and running the full length of the street vacation, for the existing 8" water main, hydrant, services, and other related facilities. Failure to provide the recorded easement within the specified time period will void the approval of the street vacation, unless the time limit is extended for good cause by the Planning and Zoning Official.
2. Prior to the public hearing of this petition before the Board of County Commissioners (BCC), the applicant shall reach a successful agreement with Public Works/Engineering (Stormwater) regarding the existing drainage swales located along both sides of the proposed street vacation. Failure to do so within ten (10) days prior to said public hearing will result in Staff's recommendation of denial to BCC.

INTEROFFICE MEMORANDUM
Community Development

To: Steven Ellis

FROM: Gerry Collins
Design Technician - Addressing

DATE: 12/21/2015

RE: Addressing Comments
February 8, 2016, P&Z / March 22, 2016, BCC

SV-15-12-03 – Lighthouse Baptist Church of North Port Florida, Inc.

I have no comment on this application.

Ellis, Steven

From: Alexander, Debbie
Sent: Wednesday, December 23, 2015 8:47 AM
To: Ouimet, Sherri; Grossman, Gary; Vattikuti, Venkat; Searfoss, Bill; Bliss, Karen; Aiuto, Phil; Ford, Steven; Carson, Robert; Ouimet, Jason; Amendola, Andy
Cc: Payette, Paul; Walter, Bradford; Stefan, Patricia; Peruyera, Carlos; Ellis, Steven
Subject: SV-15-12-03 Street Vacation - Palmer Avenue (between Juper Street and Heather Street)

Steven,

No objections or comments for the street vacation.

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"



December 22, 2015

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

Re: SV-15-12-03

Mr. Irish,

After review your request to vacate the Easement, SV-15-12-03.

It has been determined that Comcast Cable does not object to the request to vacate the portion of street indicated. Comcast cable has no facilities in this easement.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 730-0600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Drackett'.

Bruce Drackett
Project Manager

Ellis, Steven

From: Ford, Steven
Sent: Monday, January 04, 2016 2:52 PM
To: Ouimet, Sherri; Grossman, Gary; Vattikuti, Venkat; Searfoss, Bill; Bliss, Karen; Aiuto, Phil; Carson, Robert; Ouimet, Jason; Amendola, Andy
Cc: Ellis, Steven
Subject: SV-15-12-03 Street Vacation - Palmer Avenue (between Juper Street and Heather Street)

No objections on this street vacation.

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



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

Dec. 23, 2015

Steven A Ellis

Century link has no objection to the vacate of easement of Section 24 between Juper Ave and Heather St. BLK 2000 Tract "A" and BLK 2005 Lots 1 and 20. For Lighthouse Babtist Church of N. Port Charlotte, INC.

Respectfully,

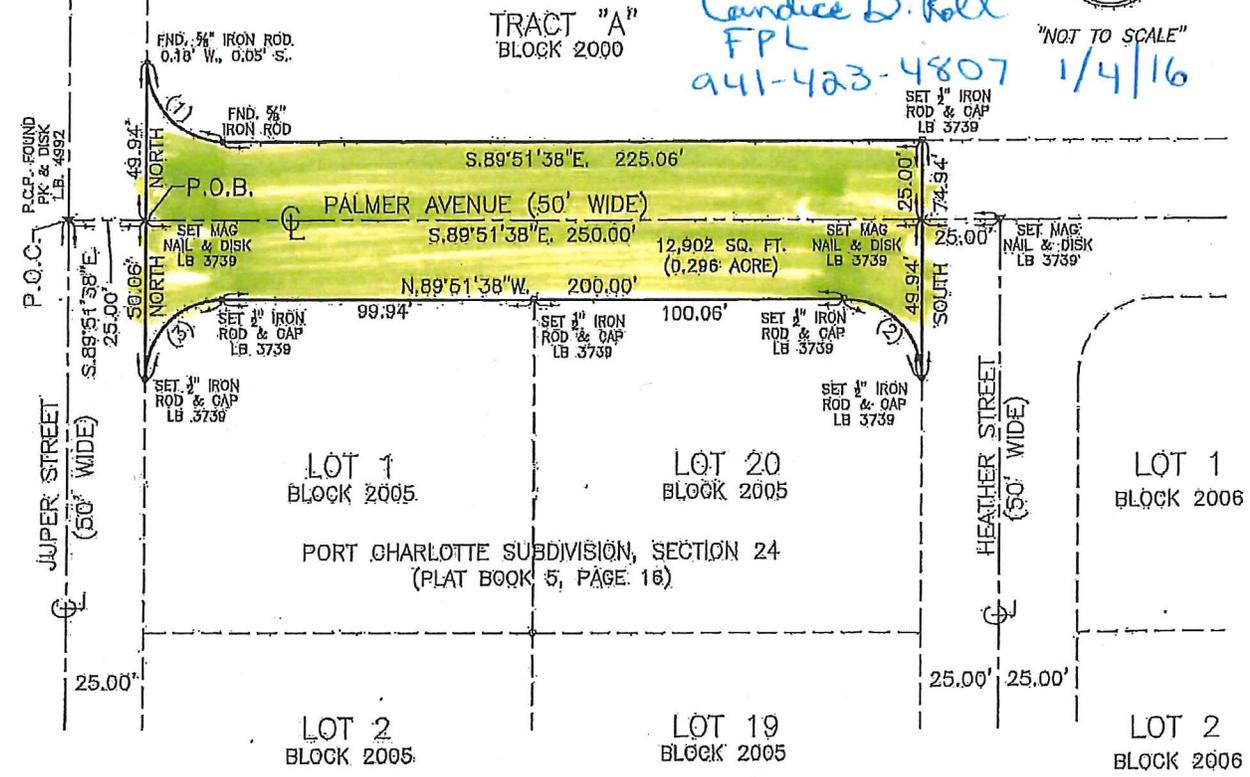
William L. Barnett
Network Engineer II
Port Charlotte District

We do not have any facilities
In this section of the street.

Candice D. Roll
FPL
941-423-4807



"NOT TO SCALE"
1/4/16



CURVE TABLE

NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING
1	25.00'	89°51'38"	39.21'	35.31'	S.44°55'49"E.
2	25.00'	89°51'38"	39.21'	35.31'	N.44°55'49"W.
3	25.00'	90°08'22"	39.33'	35.40'	S.45°04'11"W.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN A BEARING OF S.89°51'38"E. WAS ASSIGNED TO THE CENTER LINE OF PALMER AVENUE PER RECORD PLAT.

SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY BY THE UNDERSIGNED SURVEYOR VBFA PROJECT #15-1110 DATED APRIL 9, 2015.

P.O.C.= POINT OF COMMENCEMENT.
P.O.B.= POINT OF BEGINNING.
CL = CENTER LINE

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

PREPARED FOR: LIGHT HOUSE BAPTIST CHURCH / NP FL, INC

PAGE 1 OF 2.

SKETCH & DESCRIPTION FOR PARTIAL VACATION OF PALMER AVENUE, NORTH OF BLOCK 2005 IN PORT CHARLOTTE SUBDIVISION, SECTION 24, CHARLOTTE COUNTY, FLORIDA

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

VBFA

12450 Ujif-G Tamiami Trail • North Port, FL 34287 • (941) 426-0681

DWN: AKF	DATE: 4-16-2015
CHK'D: AKF	DATE: 4-16-2015
FIELD BOOK: N/A	PAGE:
PROJECT NO.: 15-1110-SK	

Ellis, Steven

From: Aiuto, Phil
Sent: Thursday, January 07, 2016 11:52 AM
To: Alexander, Debbie; Amendola, Andy; Bliss, Karen; Carson, Robert; Cissell, Anthony; Doll, Richard; Ford, Steven; Gilbreath, Gina; Grossman, Gary; Ouimet, Jason; Ouimet, Sherri; Searfoss, Bill; Ellis, Steven
Cc: Elias, John
Subject: SV-15-12-03 Street Vacation

The existing north roadside swale of Palmer Ave between Heather St. and Juper St. drains 10 lots and 3.05 acres. The existing south roadside swale of Palmer Ave between Heather St. and Juper St. drains 68 lots and 29.43 acres. There is also 10 lots and 3.02 acres draining across Palmer Ave. along the east side of Juper St.

Vacation of the right-of-way is not recommended.

Thanks,

R. Phil Aiuto, P.E.

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



MEMORANDUM

Date: January 21, 2016
To: Steven Ellis, Planner II
From: Susie Derheimer, Environmental Specialist
Subject: SV-15-12-03
Lighthouse Baptist Church of North Port Florida, Inc. Street Vacation
Palmer Ave.

The Current Planning and Zoning Environmental Review Section (ERS) have reviewed the above referenced petition for **Environmental and Tree and Landscaping compliance** and offer the following comments:

- Per GIS aerials the proposed street vacation is located on an existing cleared and developed paved road that runs between parcels owned by the applicant.

As this proposal moves forward, the Environmental Review Section has no issues which need to be addressed.

For any questions pertaining to this application you may contact me at (941)743-1290.

SD

P:\ANIMAL\Street_Vacations\2015\SV-15-12-03(PamerAveSV).doc



MEMORANDUM

To: Steven Ellis, Planner II
From: Ken Quillen, AICP, Planner III 
Date: January 12, 2016
Subject: Review of proposed Street Vacation; file number: SV-15-12-03

Below are comments from the Current Planning and Zoning Division regarding the proposed street vacation of a portion of **Palmer Avenue** located in the recorded plat of **Port Charlotte Subdivision, Section 24**, all located in Section 04, Township 40 South, Range 21 East.

Future Land Use Map: The lots adjacent to the proposed street vacation have a Future Land Use Map (FLUM) designation of Low Density Residential. However, the Tract "A", where the church is located, has a FLUM designation of Parks and Recreation.

Zoning: The lots adjacent to the proposed street vacation have a zoning classification of Residential Single-family-3.5 (RSF-3.5), which is intended to provide areas for development of single-family residences.

Flood Zone: The existing street and the adjacent lands are located outside of any designated Flood Zone. The existing street and surrounding lands have elevations ranging from seven to 11 feet. Lands in this area are also located in the Storm Serge Evacuation Zone "B".

Finding: The Zoning Division has no objections to the proposed street vacation and recommends approval of the requested street vacation as described in the application.

cc: Shaun Cullinan, Zoning Official
File

Ellis, Steven

From: Hunter, Judy
Sent: Monday, January 11, 2016 8:24 AM
To: Ellis, Steven
Subject: RE: SV-15-12-03, Lighthouse

CCU approves the street vacation WITH CONDITIONS.

Condition is for applicant to provide CCU under a separate recorded document a 30' wide utility easement the full length of the street vacation for the existing 8" water main, hydrant, services and other related facilities.

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, December 21, 2015 2:37 PM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Derheimer, Suzanne; Gilbreath, Gina; MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; Irish, Stan; D'Urso, Chris; Hunter, Judy; Nocheck, Elizabeth; Anspach, Dawn
Cc: Cullinan, Shaun; Clim, Diane
Subject: SV-15-12-03, Lighthouse

Please review attachments.

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



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

STREET VACATION APPLICATION

Date Received: 12/18/15	Date of Log-in: 12/21/15
Petition #: SV-15-12-03	CAP # VST-15-00003
Receipt #: 196866	Amount Paid: \$1,315.00

1. Name of street(s) to be vacated: Palmer Avenue

2. Parties involved in the application

A. Name of Applicant*: Lighthouse Baptist Church of North Port Florida, Inc.

Mailing Address: 14251 Chancellor Blvd.

City: Port Charlotte State: FL Zip Code: 33953

Phone Number: 941-624-6462 Fax Number: 941-624-6164

Email Address: Lighthouse@lbcministry.com

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

B. Name of Agent: Jim Herston - Herston Engineering Services, Inc.

Mailing Address: 20101 Peachland Blvd. Unit 207

City: Port Charlotte State: FL Zip Code: 33954

Phone Number: 941-380-7901 Fax Number: _____

Email Address: _____

C. Name of Surveyor: Van Buskirk / Fish & Associates, Inc.

Mailing Address: 12450 Unit C Tamiami Trail

City: North Port State: FL Zip Code: 34287

Phone Number: 941-426-0681 Fax Number: _____

Email Address: _____

3. Applicant's Property ID #: 402104130001 & 402104131008

4. Total acreage of street to be vacated: .3

5. Commission District: 4

6. Purpose of request: Safety - *Please see attachment, "Supporting Information".
By making the Properties of Lighthouse Baptist Church contiguous it increases our ability to monitor the
the children more effectively by segregating them from a public roadway and any traffic or unauthorized
individuals who might be looking for an opportunity to harm a child.

SUPPORTING INFORMATION STREET VACATION

1. Lighthouse Baptist Church agrees to proffer that no density will be gained by the street vacation, and agrees to place an easement on their land to that effect.
2. Lighthouse Baptist Church owns the land on both sides of the portion of the street being vacated.
3. The portion of the street being vacated has minimal vehicular traffic. The adjoining and nearby streets can easily accommodate this minimal traffic, once the street vacation is completed.
4. Lighthouse Baptist Church currently serves over 400 children during their Summer Camp Program.
5. Currently, the church is on one side of the street and the recreation area is located on the other side of the street. This is a large safety concern with children crossing the street for recreation. This street vacation would also make the church property contiguous.

Lighthouse Baptist Church has been serving the citizens of our community for over 30 years. During that time, it has served as a foundation for hundreds of families.

Lighthouse Baptist Church requests your approval for this Street Vacation.

Thank you for your time and consideration of this matter.

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 Charlotte

The foregoing instrument was acknowledged before me this 6 day of November, 2015, by JAMES W. HERSTON who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Teresa Lynn Boucher
Notary Public Signature

James W. Herston
Signature of Applicant/Agent

TERESA LYNN BOUCHER
Notary Printed Signature

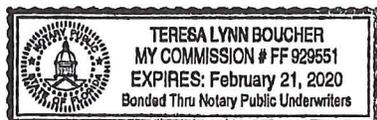
Jim Herston
Printed Signature of Applicant/Agent

Notary
Title

20101 Peachland Blvd. Unit 207
Address

2/21/2020 FF 929551
Commission Code

Port Charlotte, FL 33954
City, State, Zip



941-380-7901
Telephone Number

APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Street Vacation of the property described and which is the subject matter of the proposed hearing.

I give authorization for Jim Herston - Herston Engineering Services, Inc. to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 6 day of November, 2015, by Phil Sheffield who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Teresa Lynn Boucher
Notary Public Signature

PSCL
Signature of Applicant

TERESA LYNN BOUCHER
Notary Printed Signature

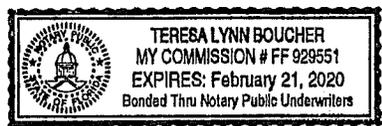
Phil Sheffield
Printed Signature of Applicant

Notary
Title

14251 Chancellor Blvd.
Address

2/21/2020 FF929551
Commission Code

Port Charlotte, FL 33953
City, State, Zip



941-624-6462
Telephone Number

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 402104130001 for the 2016 Tax Roll

Parcel ID:	402104130001	Property Address:	14251 CHANCELLOR BLVD
Old Parcel ID Number:	00261180000004	Property Zip Code:	33953
Business Name:	LIGHT HOUSE BAPTIST CHURCH	Section-Township-Range:	04-40-21
Map Number:	3A04N	Zoning Code:	RSF3.5, RSF3.5
Current Use:	CHURCHES	Roads:	PAVED
Future Land Use (Comp. Plan):	LOW DENSITY RESIDENTIAL, PARKS & RECREATION	Taxing District:	104
Utilities: This data is no longer available. Please contact your utilities provider.		Market Area/Neighborhood/Subneighborhood:	01/05/7100
Waterfront:	NO	SOH Base Year:	0

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)
0040F	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

LIGHTHOUSE BAPT CH/N P FL INC 14251 CHANCELLOR BLVD PORT CHARLOTTE, FL 33953-1438

Ownership current through: 12/14/2015

Sales Information

Date	Book/Page	Sales Codes	Qualification/ Disqualification Code	Selling Price
9/1/1988	996/706	VACANT		\$37,500
9/1/2003	2304/1064	VAC- MULTI	32	\$7,400
12/1/2003	2389/1909	VAC- MULTI	32	\$5,000
2/1/2004	2402/973	VACANT	19	\$100

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	PCH 024 2000 00TA	7100	RSF3.5	ACRE	\$17,000.00	2	0		2
2	PCH 024 2000 0001-3	7100	RSF3.5	FRONT FOOT	\$41.00	240	125	2/1.00	0
3	PCH 024 2000 0018	7100	RSF3.5	FRONT FOOT	\$41.00	80	125	2/1.00	0
4	PCH 024 2000 0020	7100	RSF3.5	FRONT FOOT	\$41.00	80	125	2/1.00	0
5	PCH 024 2005 0001-3	7100	RSF3.5	FRONT FOOT	\$41.00	265	125	2/1.00	0
6	PCH 024 2006 0001	7100	RSF3.5	FRONT FOOT	\$41.00	105	125	2/1.00	0

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
1003	Wood Deck (flat) (sf)	138	2000	2000
1003	Wood Deck (flat) (sf)	240	1997	1997
1003	Wood Deck (flat) (sf)	64	2009	2009
1004	Wood Deck Raised With Rail & Steps (sf)	384	2000	2000
1012	Storm Water Drainage	14364	1992	1992
1012	Storm Water Drainage	9288	1997	1997
1012	Storm Water Drainage	31714	2009	2009
1070	4' WOOD FENCE	50	1997	1997
1315	Concrete Pavers On Sand	136	2009	2009
1320	POURED CONC WALL PLT	184	2009	2009
1320	Paving Concrete (sf)	31714	2009	2009
1320	Paving Concrete (sf)	14364	1992	1992
1320	Paving Concrete (sf)	9288	1997	1997
1622	Comml Irrigation(fv)	1	1997	1997
1700	Light Poles - Low Cost (number)	3	1997	1997
1710	Light Poles - Ave Cost (number)	1	1997	1997
1710	Light Poles - Ave Cost (number)	4	2009	2009
1730	Lights - Low Cost (number)	2	2000	2000
1730	Lights - Low Cost (number)	5	1997	1997
1760	Lights Vapor Low Cost (number)	7	1997	1997
1770	Lights Vapor Ave Cost (number)	4	1997	1997
1770	Lights Vapor Ave Cost (number)	12	2009	2009
1791	Residential Cost Wallmounts (low Cost)	23	1999	1999

4548	Mobile Home water and waste water service cost	1	2000	2000
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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
1	CHURCH		7100	1992	1995	1	0	0	0	10652	10652	12239
2	Wd/cb/vinyl-shed		0700	1994	1994	1	0	0	0	336	0	336
3	Avg With Floor Carport		0700	1997	1997	1	1	0	0	525	0	525
4	Modular Office		3409	2000	2000	1	2	0	0	1200	1200	1200
5	Churches		7100	2007	2007	0	0	0	0	3021	3031	3776
6	Wd/cb/vinyl-shed		0700	2007	2007	0	0	0	0	192	0	192

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	9904	Commercial Porch (SF) with Roof	Porch/Deck	1122	100	1992	1995	Appendage Component
1	9904	Commercial Porch (SF) with Roof	Porch/Deck	120	100	1992	1995	Appendage Component
1	9907	Commercial Porch (SF), Screened Walls	Porch/Deck	345	100	1992	1995	Appendage Component
1	107	Frame, Siding, Vinyl	Exterior Walls	0	50	1992	1995	Construction Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	50	1992	1995	Construction Component
1	212	Metal, Copper or Terne	Roofing	0	100	1992	1995	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1992	1995	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1992	1995	Construction Component
1	40109	Fill	Segregated Costs	2	100	1992	1995	Construction Component
4	190	Vinyl Lap	Exterior Walls	0	100	2000	2000	Construction Component
4	223	Metal, Corrugated or Ribbed	Roofing	0	100	2000	2000	Construction Component
4	351	Warmed & Cooled Air	Heating/Cooling	0	100	2000	2000	Construction Component
4	402	Automatic Floor Cover Allowance	Floor Cover	0	100	2000	2000	Construction Component
4	502	Automatic Appliance Allowance	Miscellaneous	0	100	2000	2000	Construction Component
4	601	Plumbing Fixtures (#)	Miscellaneous	1	100	2000	2000	Construction Component

4	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	2000	2000	Construction Component
4	1519	Entry, Steps, Metal (#)	Skirting & Foundation	0	100	2000	2000	Construction Component
5	9904	Commercial Porch (SF) with Roof	Porch/Deck	755	100	2007	2007	Appendage Component

Legal Description

Short Legal	Legal Description
PCH 024 2000 00TA	PORT CHARLOTTE SEC24 BLK2000 TR A & LTS 1 2 3 18 & 20 BLK 2005 LTS 1 THRU 3 & BLK 2006 LT 1 239/128 264/41 264/120 357/729 360/911 362/720 370/964 436/451 436/452454/901 688/183 699/2073 831/1476 DC935/2 DC953/3 PR95-859 996/706 1281/1509 1312/2163 1453/157 1463/1414 DC1485/950(RD) AFF1536/1344 1536/1345 1586/7391591/402 DC1647/1003-MG 1647/1004 AFF2036/2192 2036/2182 TD2050/1729 2115/1673 2115/1674 2304/1064 2315/449 2389/1909 E2409/1628 RE2645/422

Data Last Updated: 12/21/2015- Printed On: 12/21/2015.

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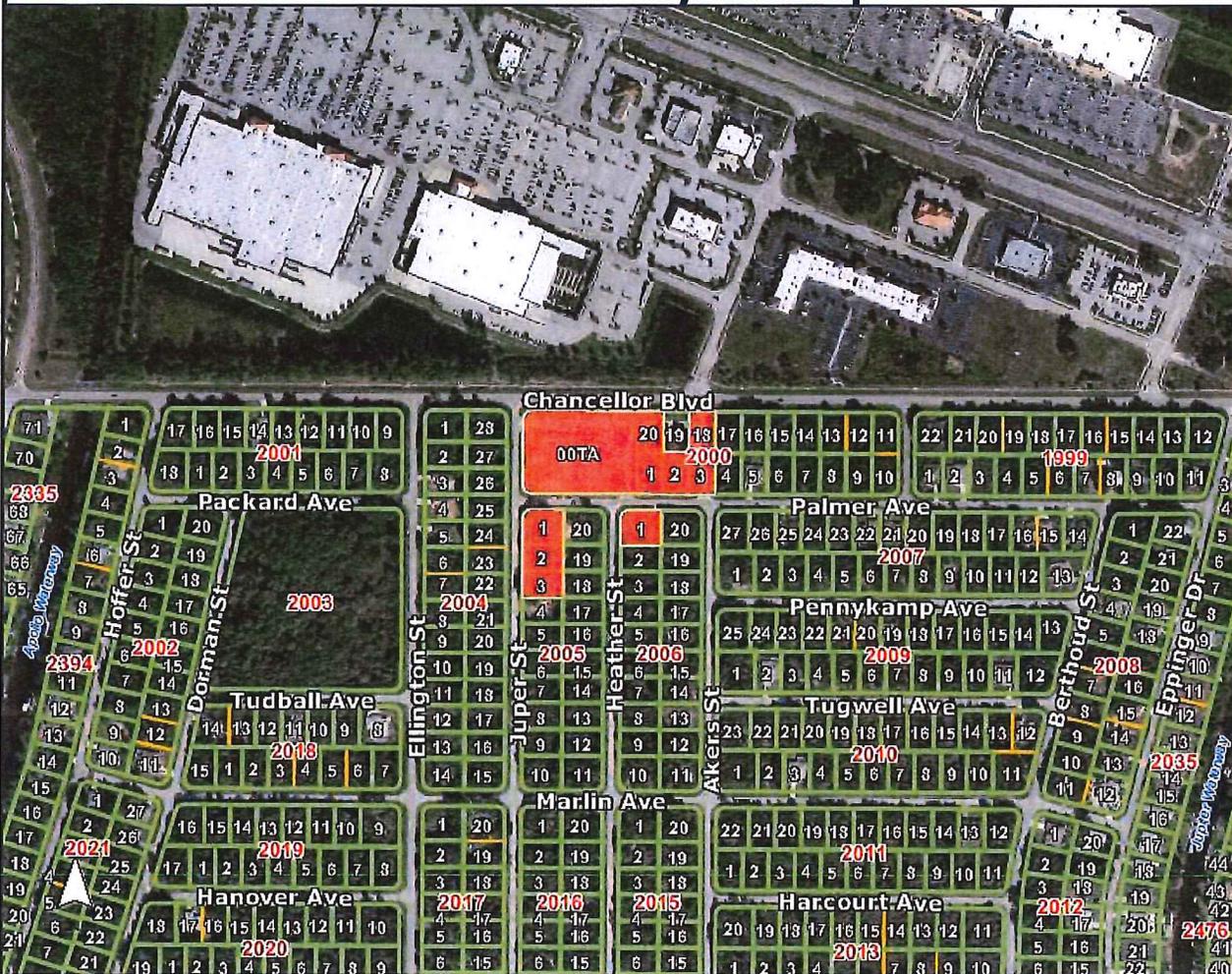
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Charlotte County GIS Map



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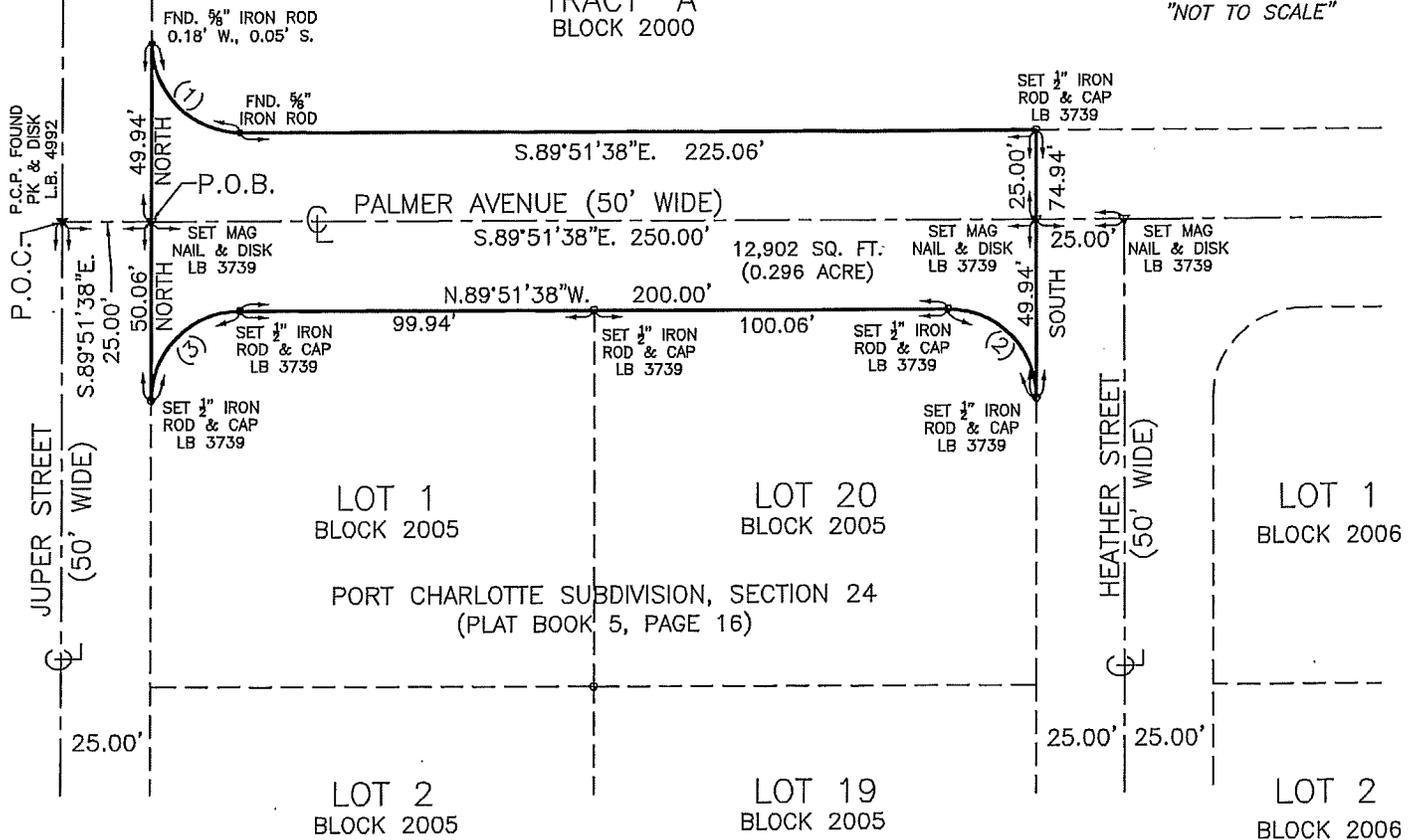
- Legend**
- Highlighted_Feature
 - Selected_Features
 - Accounts
 - Lots
 - Waterway Names

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.



"NOT TO SCALE"

TRACT "A"
BLOCK 2000



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	89°51'38"	39.21'	24.94'	35.31'	S.44°55'49"E.
2	25.00'	89°51'38"	39.21'	24.94'	35.31'	N.44°55'49"W.
3	25.00'	90°08'22"	39.33'	25.06'	35.40'	S.45°04'11"W.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN A BEARING OF S.89°51'38"E. WAS ASSIGNED TO THE CENTER LINE OF PALMER AVENUE PER RECORD PLAT.

SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY BY THE UNDERSIGNED SURVEYOR VBFA PROJECT #15-1110 DATED APRIL 9, 2015.

P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
⊕ = CENTER LINE

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

PREPARED FOR: LIGHT HOUSE BAPTIST CHURCH / NP FL, INC

PAGE 1 OF 2.

SKETCH & DESCRIPTION FOR PARTIAL VACATION OF PALMER AVENUE, NORTH OF BLOCK 2005 IN PORT CHARLOTTE SUBDIVISION, SECTION 24, CHARLOTTE COUNTY, FLORIDA

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



12450 Unit C Tamiami Trail • North Port, FL 34287 • (941) 426-0681

DWN.: AKF	DATE: 4-16-2015
CHK'D.: AKF	DATE: 4-16-2015
FIELD BOOK: N/A	PAGE:
PROJECT NO.: 15-1110-SK	

DESCRIPTION FOR PARTIAL STREET VACATION:

ALL THAT PORTION OF PALMER AVENUE LYING NORTH OF BLOCK 2005, IN PORT CHARLOTTE SUBDIVISION SECTION 24, PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 16A THROUGH 16E, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PALMER AVENUE WITH THE CENTER LINE OF JUPER STREET; THENCE S.89°51'38"E, ALONG THE CENTER LINE OF PALMER AVENUE, A DISTANCE OF 25.00 FEET TO THE "POINT OF BEGINNING"; THENCE NORTH ALONG THE EAST LINE OF JUPER STREET AND THE NORTHERLY EXTENSION OF THE WEST LINE OF AFORESAID BLOCK 2005, A DISTANCE OF 49.94 FEET TO A POINT OF CUSP OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'38", A CHORD BEARING OF S.44°55'49"E. AND A CHORD LENGTH OF 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE NORTH LINE OF PALMER AVENUE; THENCE S. 89°51'38"E. ALONG THE NORTH LINE OF PALMER AVENUE, A DISTANCE OF 225.06 FEET; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF HEATHER STREET AND THE EAST LINE OF AFORESAID BLOCK 2005, A DISTANCE OF 74.94 FEET TO A POINT OF CUSP OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'38", A CHORD BEARING OF N.44°55'49"W. AND A CHORD LENGTH OF 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE SOUTH LINE OF PALMER AVENUE; THENCE N.89°51'38"W. ALONG THE SOUTH LINE OF PALMER AVENUE, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°08'22", A CHORD BEARING OF S.45°04'11"W. AND A CHORD LENGTH OF 35.40 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.33 FEET TO A POINT OF CUSP ON THE WEST LINE OF SAID BLOCK 2005 AND THE EAST LINE OF JUPER STREET; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF OF THE EAST LINE OF JUPER STREET, A DISTANCE OF 50.06 FEET TO THE POINT OF BEGINNING.

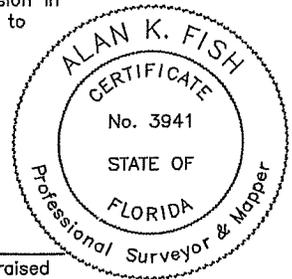
CERTIFICATE

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



Date Prepared: APRIL 16, 2015
 "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper."

PAGE 2 OF 2.

REVISIONS: ADDED AREA OF STREET VACATION PAGE 1, 5-5-15 AKF

PREPARED FOR: LIGHT HOUSE BAPTIST CHURCH / NP FL, INC

SKETCH & DESCRIPTION FOR PARTIAL VACATION OF PALMER AVENUE, NORTH OF BLOCK 2005 IN PORT CHARLOTTE SUBDIVISION, SECTION 24, CHARLOTTE COUNTY, FLORIDA

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VBF

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