

R E S O L U T I O N
NUMBER 2026 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONES, INCLUDING 73 SUBSTANDARD PLATTED LOTS IN BLOCKS 1, 6, 8, 10, 11, 12, 16, 17, 18, 19, 23, 25, 26, 27, 28, AND 32, AND WITHIN THE DEL VERDE SECTION A SUBDIVISION, GENERALLY LOCATED NORTH OF BERMONT ROAD AND WEST OF SR 31, IN THE EAST COUNTY AREA, CONTAINING 9.61± ACRES; FOR CALCULATION AND SEVERANCE OF 73 DENSITY UNITS IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9 ZONING, ARTICLE V ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; PETITION NO. CSZ-26-10; APPLICANT: SANDRA W. WELLES RANCH LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 3-9, Zoning, Article V, Environmental Requirements and Other Requirements, Section 3-9-150, Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units; and

WHEREAS, the TDU Code provides the qualifications and procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the TDU Code); and

WHEREAS, applicant, Sandra W. Welles Ranch LLC ("Applicant") submitted Petition CSZ-26-10 for Certification of Sending Zones ("CSZ Petition"), including 73 substandard platted lots in Blocks 1, 6, 8, 10, 11, 12, 16, 17, 18, 19, 23, 25, 26, 27, 28, and

32, and within the Del Verde Section A Subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 9.61± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of seventy-three (73) density units with zero (0) units being retained on the Property, in accordance with the provisions of the TDU Code; and

WHEREAS, the Property currently has a FLUM designation of Agriculture (AG) with Agriculture (AG) zoning; and

WHEREAS, the Property qualifies as an SZ pursuant to the County's Comprehensive Plan and the TDU Code; and

WHEREAS, if the Board approves this request by the Applicant for approval of CSZ-26-10 to sever seventy-three (73) units of density from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to zero (0) units, and shall record such Restrictive Covenant in the Public Records of Charlotte County, Florida, prior to the recording and effective date of this Resolution; and

WHEREAS, the Applicant has submitted all of the information and documentation required for the approval of the CSZ Petition pursuant to the TDU Code.

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

1. Petition CSZ-26-10 submitted by Sandra W. Welles Ranch LLC certifying the Property as an SZ and severing seventy-three (73) units of density is hereby adopted subject to Applicant recording the Restrictive Covenant described herein. Applicant's failure to record the Restrictive Covenant described herein shall render this Resolution null and void.

2. The effective date of this Resolution shall be the date this Resolution or a certified copy thereof is recorded in the Public Records of Charlotte County, Florida.

PASSED AND DULY ADOPTED this 28th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2026-0594

KMD

Exhibit A-Del Verde Section A- Legal Descriptions and Parcel Identification Number

Parcel Identification Number 402525207001

73 lots

Lot 4, Block 1, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 20-21, Block 6, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lot 1, Block 8, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 3-17 and 22-30, Block 10, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 10-11, 27 and 30, Block 11, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 5-6, 12-14 and 17-29, Block 12, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 4, 13 and 22-25, Block 16, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lot 20, Block 17, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lot 5, Block 18, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 6-8, Block 19, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 24-25, Block 23, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 23 and 25-26, Block 25, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lot 6, Block 26, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lots 3-4 and 29-30, Block 27, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and



Lots 4 and 10, Block 28, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida; and

Lot 13, Block 32, Del Verde, Section A, according to the plat thereof, recorded in Plat Book 1, Page 49, of the Public Records of Charlotte County, Florida.