

RESOLUTION
NUMBER 2026 – _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA AUTHORIZING THE COUNTY ATTORNEY OR HIS DESIGNEE TO PREPARE ALL NECESSARY INSTRUMENTS FOR CONVEYANCE OF CERTAIN REAL PROPERTY; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO EXECUTE THE INSTRUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board of County Commissioners of Charlotte County, Florida (the "Board") is the owner of real property described in Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"); and

WHEREAS, the Board is expressly authorized by Chapter 125, Florida Statutes, to dispose of real property belonging to the County whenever the Board determines that it is in the best interest of the County to do so; and

WHEREAS, on September 26, 2023, the Board approved Resolution 2023-181, declaring the Property to be surplus to County needs and appropriate for affordable housing purposes pursuant to section 125.379, Florida Statutes; and

WHEREAS, the Board adopted the Charlotte Housing Opportunities Made Easier ("HOME") Incentive Program ("Program"), pursuant to Resolutions 2020-109 and 2023-219, to provide incentives for the construction of new affordable housing; and

WHEREAS, Charlotte County Habitat for Humanity, Inc., a Florida not for profit corporation ("Developer"), applied for incentives under the Program for the development and construction of affordable housing ("Project"), for eligible owners; and

WHEREAS, the Developer's applications were reviewed and scored by the Charlotte HOME review committee, at a publicly noticed meeting, on February 23, 2026; and

WHEREAS, the Affordable Housing Advisory Committee ("AHAC") considered the Committee's scores and recommendations for each application and recommended approval by the Board of the donation of the Property to the Developer; and

WHEREAS, the Board, having reviewed the applications and considered the recommendations of the AHAC, finds the Project satisfies the eligibility requirements of the Program for affordable housing development; and

WHEREAS, granting the Developer's request serves a public purpose and is deemed by the Board to be an appropriate use of the Property.

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

Section 1. The above recitals are true and correct, incorporated herein by reference, and adopted as the legislative and administrative findings of the Board.

Section 2. The County Attorney or his designee shall draft all instruments necessary to effectuate the conveyance of the Property, in accordance with the Developer's applications and Program guidelines.

Section 3. The County Administrator or his designee is authorized to execute all instruments, as prepared by the County Attorney or his designee, related to conveyance of the Property.

Section 4. This Resolution shall take effect immediately upon its adoption

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

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:  _____
Thomas M. David, County Attorney
LR26-0374 / GRP

EXHIBIT "A"

Parcel Address	Parcel ID Number	Legal Description
23141 Kellett Ave or 3620 Vassar St Port Charlotte, FL 33980	402224357001	PORT CHARLOTTE SEC13 BLK1275 LT 20 376/402 DC1956/1361-MJM 2061/1491
26155 Hapsburg Rd or 26159 Hapsburg Rd Punta Gorda, FL 33955	412333386026	SOUTH PUNTA GORDA HEIGHTS 5 ADD LTS 1468 & 1469 204/722 1698/634
26156 Scham Rd or 26160 Scham Rd Punta Gorda, FL 33955	412333386001	SOUTH PUNTA GORDA HEIGHTS 5TH ADD LTS 1410 1411 204/722 1698/634
26349 Deer Rd or 26353 Deer Rd Punta Gorda, FL 33955	412333405006	SOUTH PUNTA GORDA HEIGHTS 2ND ADD LT 604 200/147 623/675 1639/1467 SPG 002 0000 0605 SOUTH PUNTA GORDA HEIGHTS SEC 2 LT 605 200/147 623/675 1639/1467