

RESOLUTION
NUMBER 2026 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF A SENDING ZONE LOCATED AT 13555 MARATHON BOULEVARD, IN THE WEST COUNTY AREA, CONTAINING 6.879± ACRES, FOR CALCULATION AND SEVERANCE OF 34 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-26-06; APPLICANT: BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; 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, Board of County Commissioners of Charlotte County, Florida ("Applicant") submitted Petition CSZ-26-06 for Certification of a Sending Zone ("CSZ Petition") for the subject property located at 13555 Marathon Boulevard, in the West County area, Commission District IV, containing a total of 6.879± acres as described in

Exhibit "A" attached hereto ("Property"); for calculation and severance of thirty-four (34) 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 Low Density Residential (LDR) with Manufacture Home Conventional (MHC) zoning; and

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

WHEREAS, the Applicant desires to sever thirty-four (34) units of density from the Property; and

WHEREAS, in lieu of a covenant to limit the density of the Property to zero units, the FLUM designation and zoning shall be changed to Parks and Recreation (PKR) and Parks and Recreation (PKR), pursuant to Petitions PAS-26-01 and Z-26-15; 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-26-06 submitted by the Board of County Commissioners of Charlotte County, Florida ("Applicant") requesting to certify the Property as an SZ and severing thirty-four (34) density units, is hereby adopted.

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 9th day of June, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

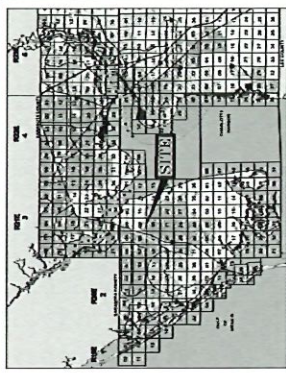
ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR2026-0296





BOUNDARY SURVEY OF BUTTERFORD WATERWAY PARK ALL OF TRACT E, VILLAGE OF HOLIDAY LAKE O.R. PLAT BOOK 15 PAGE 5A SECTION 8 & 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST CHARLOTTE COUNTY, FLORIDA

SURVEYOR NOTES:

13555 MARATHON BLVD. PID 412108479001
DATE OF LAST FIELD WORK 07/23/2025

THIS SURVEY IS PREPARED BASED ON FOUND MONUMENTATION, LINES OF OCCUPATION OF LONG DURATION AND CHARLOTTE COUNTY OFFICIAL RECORDS OFFICE INFORMATION.

THIS SURVEY WAS BASED ON AN OPUS (4 HOURS 56 MINUTE DURATION) SEE ATTACHED SCHEDULE. ALL BEARINGS ARE BASED ON THE WEST LINE OF SECTION 9 HAVING A BEARING OF N00°23'55.7"E (OR PB10 PC 17-30 N00°45'12"E), THE SOUTHWEST CORNER OF SECTION 4 WAS FOUND (CCR #48988) WITH TOP OF CONCRETE MONUMENT BROKEN OFF. N94°3'08.66"6947 BASS 3.325" ROVER PER CORNER 8. 183.5" OPUS (DELTA-S2337'46"W 0.17") (ALL BEING DETERMINED FROM COORDINATES CONVERTED TO US SURVEY FEET) WHICH WAS UTILIZED FOR THE SURVEY. THE SECTION LINE TO BOUNDARY WAS BASED ON PLAT MEASUREMENT OF 2.84' TIE NOTED ON THE SOUTHERN BOUNDARY. LOCAL TIE TO BENCHMARK 10. D99183 DESIGNATION BY OPUS ROVER EL=3.44(NAVD88). ALL MEASUREMENTS ARE IN SURVEY FEET.

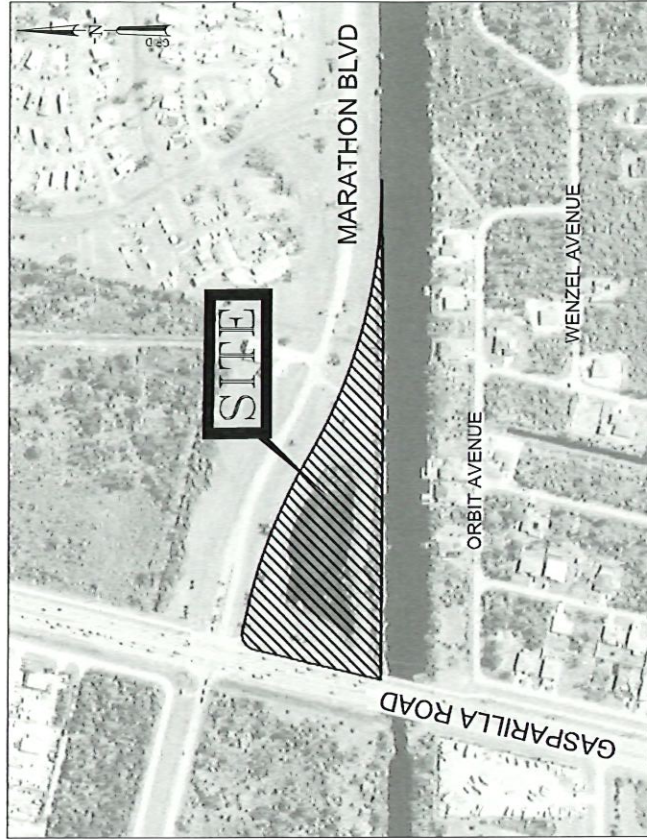
VERTICAL DATUM IS NAVD88 BASED ON THE PREVIOUSLY STATED OPUS RESULT YIELDING A ELEVATION OF 12.11(NAVD88) FOR BENCHMARK 10. D99183 DESIGNATION BY OPUS ROVER EL=3.44(NAVD88) BY OPUS ROVER EL=3.44(NAVD88). LIMITED ABOVE GROUND FEATURES DEPICTED ARE ONLY FOR FIELD ORIENTATION.

NO INVESTIGATION WAS MADE INTO POSSIBLE RIGHT OF WAY ACQUISITION ALONG STATE ROAD #771 (CASPARILLA ROAD).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE CURRENT TITLE REPORT OR ABSTRACT AND ENCUMBRANCES ON THE PROPERTY. THIS SURVEY DOES NOT REFLECT PROPERTY OWNERSHIP.

THIS SURVEY DOES NOT DENOTE ANY ZONING, SETBACKS OR JURISDICTION INFORMATION.

THIS SURVEY WAS PREPARED FOR CHARLOTTE COUNTY COMMUNITY SERVICES.



THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 54-17.051, FLORIDA ADMINISTRATIVE CODE. IT ALSO MEETS APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

Digitally signed by Davis, James
Date: 2025.08.08 10:24:49 EDT
Davis, James K.
JAMES KELLY DAVIS
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

Date	07/23/2025
Scale	N/A
Sheet #	1 OF 2
WO#	113691

ALL computed coordinate accuracies are listed as peak-to-peak values. For additional information: <https://www.ngs.noaa.gov/OPUS/about.jsp#accuracy>

DATE: July 08, 2025
TIME: 15:04:03 EDT

OPERATOR: JAMES K. DAVIS
PROJECT: BUTTERFORD WATERWAY PARK
JOB: BUTTERFORD WATERWAY PARK
JOB HEIGHT: 2.3

REF POINT: 140210841(EPOCH:2015.0443)
X: 70996.891(4) 0.03(4)
Y: 163276.478(4) 0.03(4)
Z: 104905.141(4) 0.03(4)

U (M): 27 44 31.26228 0.03(4)
V (M): 52 13 26.57386 0.03(4)
W (M): 3.4571(4) 0.01(4) [HATCH] (COMPUTED USING 4202018)

US NATIONAL GRID DESIGNATION: 18NUR50497778E(10D 83)

BASE STATING: UTM
DATUM: WGS 84
EPOCH: 2015.0443
Easting (E) (meters): 77760.217
Northing (N) (meters): 177748.361
Conversion (Easting): -0.3041364
Conversion (Northing): 0.99979162
Combined Factor: 0.99979162

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DATUM: WGS 84
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LOWESTER DISTANCE (M)
N21331.700 W184295.642 31326.14

1402774 13.18 REQUEST 105 PUBLISHED CONTROL POINT
INSTALLED: 78 MAR2015:28 231.8
This position was not an active vector component when computed without any field operating procedures used. Surveying equipment for instrument or field operating procedures used.

LEGAL DESCRIPTION:

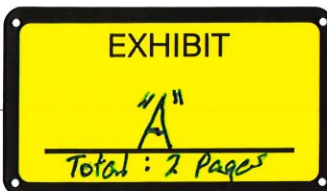
TRACT E, A PORTION OF VILLAGE OF HOLIDAY LAKE
RECORDED IN PLAT BOOK 15, PAGE 5B IN THE OFFICIAL
RECORDS OF CHARLOTTE COUNTY, FLORIDA
PARCEL CONTAINS 6.879ACRES (299,646 SQUARE FEET)
MORE OR LESS.

REFERENCES:

- CHARLOTTE COUNTY OFFICIAL RECORDS:
PLAT BOOK 15 PAGES 5A-5F
PLAT BOOK 10 PAGES 1A-1233
- OR BOOK 773 PAGE 1644 (EXHIBIT SKETCH AND DESCRIPTION)
- OR BOOK 1280 PAGE 1682
- FLORIDA DEPARTMENT OF NATURAL RESOURCES
CERTIFIED CORNER RECORD 46988
- NGS DATASHEET FOR PID D99183
- NGS OPUS SOLUTION REPORT
- CHARLOTTE COUNTY GIS WEBSITE - PROPERTY APPRAISER DATA



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMUNITY SERVICES
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3860

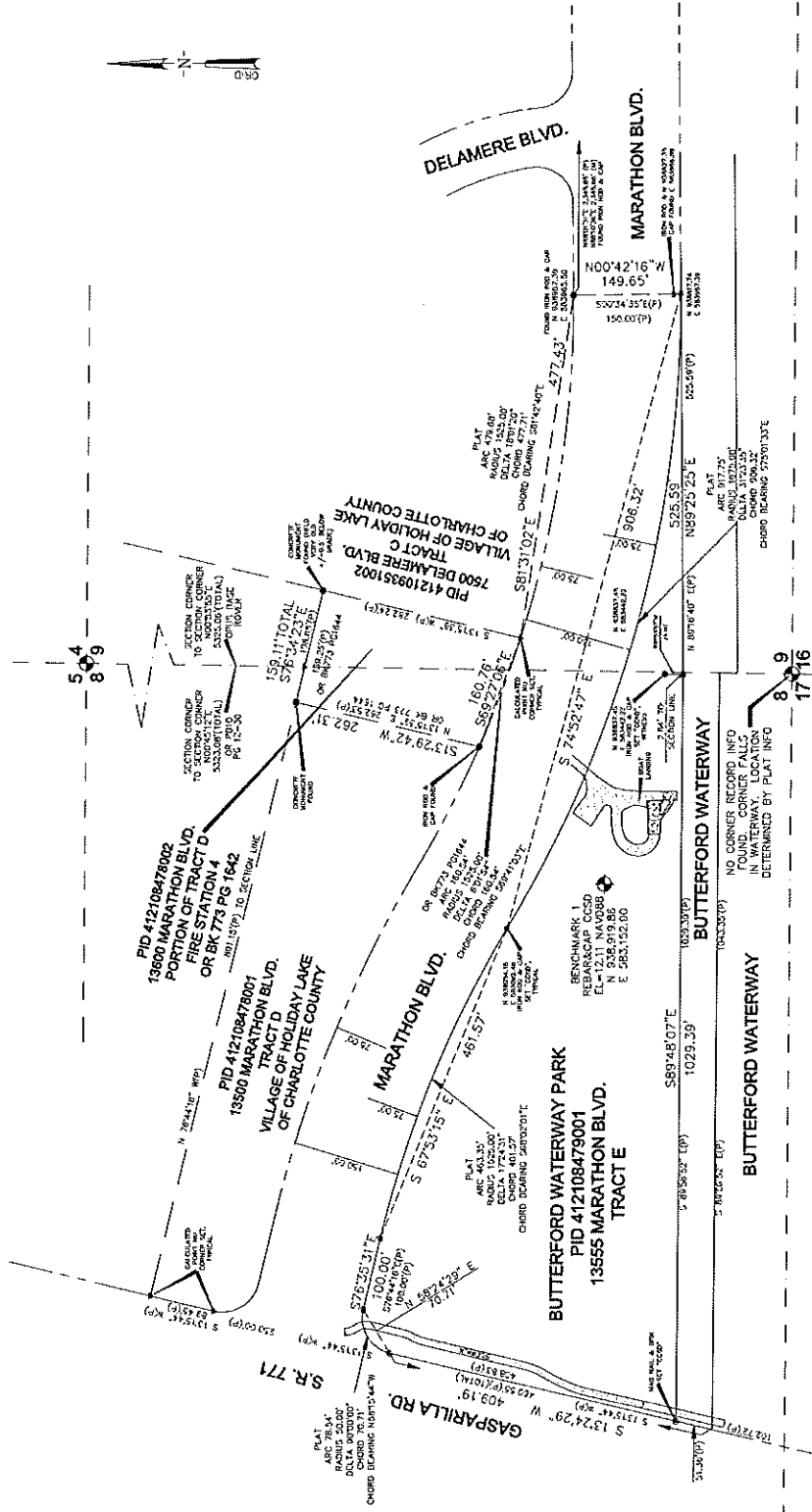


BUTTERFORD WATERWAY PARK.dwg

07/23/2025

BOUNDARY SURVEY OF BUTTERFORD WATERWAY PARK

ALL OF TRACT E, VILLAGE OF HOLIDAY LAKE
O.R. PLAT BOOK 15 PAGE 5A
SECTION 8 & 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



Date	07/23/2025
Scale	N/A
Sheet #	2 OF 2
Job #	113691

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