

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 December 17, 2025; 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 10th day of February, 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 of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR26-0107  (GRP)

EXHIBIT "A"

Parcel Address	Parcel ID Number	Legal Description
229 Rockaway St. Port Charlotte, FL 33954	402206283026	PORT CHARLOTTE SEC14 BLK1005 LT 19 490/809 629/143 629/919 632/1180 632/928 668/996 AFF2739/821 PR05-1085 2732/25 3432/1081 TD4140/794
237 Rockaway St. Port Charlotte, FL 33954	402206283022	PORT CHARLOTTE SEC14 BLK1005 LT 18 490/809 629/143 629/919 632/1180 632/928 668/996 AFF2739/821 PR05-1085 2732/25 3432/1081 TD4140/794
14162 Massey Ave. Port Charlotte, FL 33953	402104178011	PORT CHARLOTTE SEC24 BLK2022 LT 7 337/54 1592/572
16037 Galena Ave. Port Charlotte, FL	402102153002	PORT CHARLOTTE SEC30 BLK1161 LT 27 272/60 908/420 1168/1802 1188/1492 2031/609
16288 Chicopee Ave. Port Charlotte, FL 33954	402102405007	PORT CHARLOTTE SEC30 BLK1129 LT6 238/208 1031/1493 1777/1238 RE2215/134