

R E S O L U T I O N
N U M B E R 2025-

A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA
APPROVING CERTAIN AMENDMENTS TO LAND USE
RESTRICTION AGREEMENTS RELATED TO
CONVEYANCES OF SURPLUS PROPERTY TO PEACE
RIVER COMMUNITY HOUSING PARTNERS, INC.

RECITALS

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

WHEREAS, on July 28, 2020, the Board approved the recommendation of the Charlotte County Affordable Housing Advisory Committee (AHAC) and the Charlotte County Human Services Department for disposition of certain surplus property (the "Properties") attached hereto as **Exhibit A**, to Peace River Community Partners, Inc. (PORCH), a not-for-profit Florida corporation; and

WHEREAS, on September 22, 2020, the Board approved Resolution 2020-145 authorizing the Real Estate Services Manager or his designee, or the County Attorney or her designee, to execute County deeds to convey the Properties, subject to a Land Use Restriction Agreement (LURA), and to execute the necessary documents to complete the conveyances to PORCH; and

WHEREAS, the LURA incorporated tenant eligibility criteria, proposed by PORCH in a competitive Request for Proposal, for Extremely Low-Income (ELI), or ≤ 30% area median income (AMI), veterans; and

WHEREAS, this ELI limitation has resulted in affordable rental units remaining vacant for greater than ninety (90) days. As such, PORCH has requested an amendment to the tenant eligibility criteria; and

WHEREAS, on June 11, 2025, the Affordable Housing Advisory Committee (AHAC) considered the request and recommends amending tenant eligibility criteria to allow the Properties to be leased to Very Low-Income ($VLI \leq 50\%$ AMI) tenants or Low-Income ($LI \leq 80\%$ AMI) tenants provided, the unit remains vacant for at least ninety (90) days; and

WHEREAS, the Board finds that amending the tenant eligibility criteria as recommended, serves a public purpose and is in the best interests of the citizens of Charlotte County.

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

1. The Board authorizes the County Administrator or his or her designee to execute amended Land Use Restriction Agreements, concerning the Properties outlined in **Exhibit A**, amending tenant eligibility criteria to allow the Properties to be leased to Very Low-Income ($VLI \leq 50\%$ AMI) tenants or Low-Income ($LI \leq 80\%$ AMI) tenants, provided, the unit remains vacant for at least ninety (90) days.
2. This Resolution shall take effect upon approval by the Board.

PASSED AND DULY ADOPTED this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph 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:

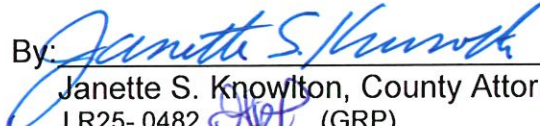

By:  _____
Janette S. Knowlton, County Attorney
LR25- 0482  (GRP)

Exhibit "A"

No.	Property Address
1	21945 Belinda Avenue, Port Charlotte, FL
2	22089 Belinda Avenue, Port Charlotte, FL
3	21921 Catherine Avenue, Port Charlotte, FL
4	2158 Conway Boulevard, Port Charlotte, FL
5	22150 Gandy Avenue, Port Charlotte, FL