

R E S O L U T I O N
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF A SENDING ZONE FOR A PORTION OF LOT 24 IN ROTONDA SHORES SUBDIVISION, GENERALLY LOCATED SOUTHWEST OF ROTONDA CIRCLE, NORTHWEST OF CAPE HAZE DRIVE, AND EAST OF GASPARILLA PINE BOULEVARD, IN THE WEST COUNTY AREA, CONTAINING 0.23± ACRES; FOR CALCULATION AND SEVERANCE OF TWO 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-25-16; APPLICANT: BRIAN HULSE; 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, Brian Hulse ("Applicant") submitted Petition CSZ-25-16 for Certification of a Sending Zone ("CSZ Petition) for a portion of Lot 24 in Rotonda Shores Subdivision, generally located southwest of Rotonda Circle, northwest of Cape Haze Drive,

and east of Gasparilla Pine Boulevard, in the West County area, containing 0.23± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of two (2) density units with three (3) 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 High Density Residential (HDR) with Residential Multi-family 10 (RMF-10) 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-25-16 to sever two (2) units of density from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to three (3) 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-25-16 submitted by Brian Hulse certifying the Property as an SZ and severing two (2) 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 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

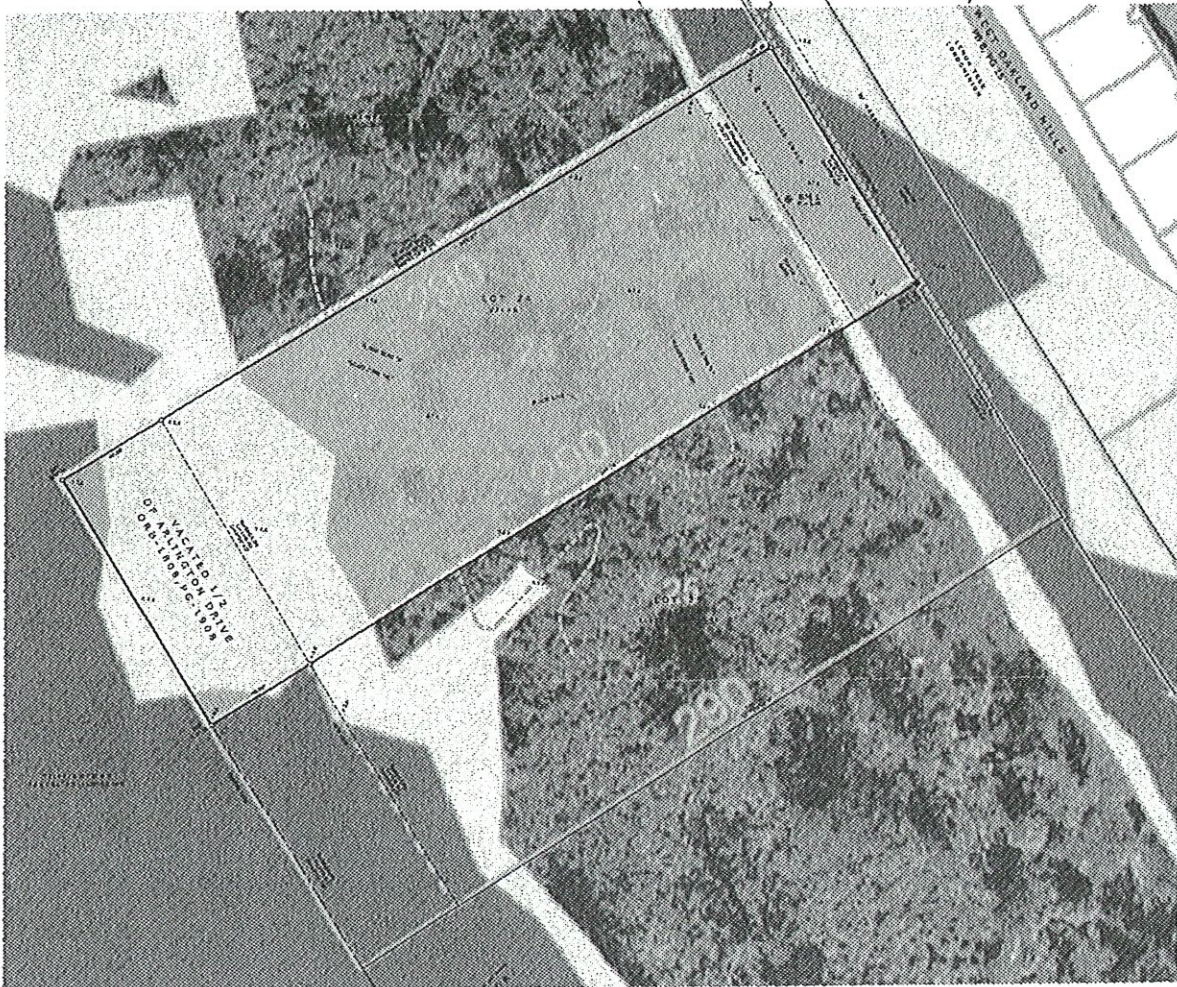
By: _____
Joseph M. Tiseo, Chairman

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: _____
Janette S. Knowlton, County Attorney
LR2025-0587 *JKW*



A SURVEY OF COPIES FROM 1948-1969, PAGE 703
LOT 24, ALFONSO SHOAL, ACCORDING TO THE MAP OF PLATYNOSAS AS
RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF CHARLIE COUNTY,
FLORIDA, TOGETHER WITH THAT PART OF ARLINGTON ROAD LOTS ADJACENT
THERETO AS NOTED BY RECORDED INSTRUMENT 91-18, BOOK 1204, PAGE
1009, PUBLIC RECORDS OF CHARLIE COUNTY, FLORIDA.

CONVERSION

DECLINATION OF HORIZONTAL
PIES FROM TRUE BEARING
EARS NORTH TO ASTRONOMICAL
TRUE NORTH IS 50°15'30" EAST

LEGEND

[illegible]

SURVEYOR'S NOTES

[illegible]

BENCHMARK 1

TOPOGRAPHIC
ELEVATION 3.51 (NAVD83)

FLOOD DATA

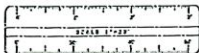
FROM DATE 12/18/2004
COMMUNITY NUMBER: 12001
SALES 00370
PREF 07130
FLECO EDING AS
BASE FLECO ELEVATION
FLOYD 0012 4
NO BASE FLECO ELEVATION

BENCHMARK 3

TOP OF M/V IS SET AT THE
EASTERN PROPERTY CORNER
OF LOT 24.
ELEVATION 4.17 (NAVD83)

COUNTY DATA

PACIFIC 101 410227Z0000
 AND HAWAII 2407
 SECTION, 27-40-25
 FOLLOWS CODE, 24718
 SIGHT LEGAL FOR THE 0718
 ALREADY.



ROBERT O. SOUTH Digitally signed by ROBERT O. SOUTH
Date: 2025.05.21 09:40:46 -04'00'

SOUTH SURVEY INC. LB 6514
 ABOUT 6000 SQ. FT., FLOWN AND BURNED FROM
 1000 KITCHEN, BATH, HALL, AND LIVING ROOM
 1000 SQ. FT., 1000 SQ. FT., 1000 SQ. FT., 1000 SQ. FT.
 1000 SQ. FT., 1000 SQ. FT., 1000 SQ. FT., 1000 SQ. FT.
 1000 SQ. FT., 1000 SQ. FT., 1000 SQ. FT., 1000 SQ. FT.



BOUNDARY SURVEY
NOT FOR OTHER PURPOSES
PLAT BOOK 10, PAGE 7
CHARGE TO COUNTY, ILLINOIS

EXHIBIT

"A"
1 of 1