

RESOLUTION
NUMBER 2026 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF ONE DENSITY UNIT TO A RECEIVING ZONE LOCATED AT 960 ROTONDA CIRCLE, IN THE ROTONDA WEST AREA AND IN THE WEST COUNTY AREA, CONTAINING 0.74± ACRES, 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; COMMISSION DISTRICT III; PETITION TDU-26-01; APPLICANT: NINA GRIGOROV, TRUSTEE OF THE NINA GRIGOROV LIVING TRUST.

RECITALS

WHEREAS, 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 (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units in connection with Sending Zones, Receiving Zones, and petitions for rezonings, street vacations, plat vacations, and for amendments to the County's Comprehensive Plan, the approval of which would increase density on parcels of property; and

WHEREAS, the Applicant submitted a petition for a transfer of one density unit, via Petition TDU-26-01, for approval by the Board of County Commissioners of Charlotte County, Florida ("Board"), to a Receiving Zone (RZ) located at 960 Rotonda

Circle, in the Rotonda West area and in the West County area, containing 0.74± acres, Charlotte County, Florida, Commission District III, and more particularly described in Exhibit "A" attached hereto ("Property"), in accordance with the County's Comprehensive Plan and the provisions of the TDU Code; and

WHEREAS, the Applicant is concurrently requesting a rezoning of the Property, via Petition Z-26-12, from Commercial General (CG) to Residential Single-family 3.5 (RSF-3.5) to correct an inconsistency between the Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and the zoning district of CG; and

WHEREAS, the base density for the Property is one density unit; and

WHEREAS, the proposed transfer of one density unit will allow for development of up to two single-family dwelling units on the Property (RZ); and

WHEREAS, the Certificate of Transferrable Density Credits for the one unit of density being transferred under Petition TDU-26-01 is attached hereto as Exhibit "B"; and

WHEREAS, the Applicant has submitted all the information and documentation required for the approval of the TDU Petition pursuant to the TDU Code.

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

1. The TDU Petition submitted by applicant, Nina Grigorov, Trustee of the Nina Grigorov Living Trust ("Applicant"), requesting the transfer of one unit of density to the Property located at 960 Rotonda Circle, containing 0.74± acres, in the Rotonda West area and in the West County area, Charlotte County, Florida, Commission District III, described in Exhibit "A" attached hereto, is hereby approved.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

PASSED AND DULY ADOPTED this 26th day of May, 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
LR2026-0164

KRW



LOCATION MAP
NOT TO SCALE

SCALE: 1"=47'

LEGAL DESCRIPTION:

TRACT B, ROTONDA WEST, WHITE MARSH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 17A THROUGH 17L, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CERTIFIED TO:

Nina Grigori

FLOOD ZONE:

MAP NO. 1215C0194G
ZONE: X
EFF. 12/15/2022

SURVEY NOTES:

- NO NOTABLE CONDITIONS FOUND

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

AC-HR CONDITIONER	P.O.B.-POINT OF BEGINNING	+	FENCE	☆	LIGHT POLE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	+	PLUG OR MINS		
AL-ARC LENGTH	U.E.-UTILITY EASEMENT	+	POLE		
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK	+	MANHOLE		
(M)-MEASURED	SOFT-SQUARE FEET	+	TOPOGRAPHIC ELEVATION		
P.B.-PLAT BOOK	DB-DEED BOOK/D-DEED	+			
PG-PAGE	D.E.-DRAINAGE EASEMENT	+			
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT	+			
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT	+			
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT	+			
EO-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT	+			
TOB-TOP OF BANK	ELEV-ELEVATION	+			
OH-OVERHEAD LINE	FF-FINISHED FLOOR	+			
CO-CLEAN OUT	LS-LICENSED SURVEYOR	+			
	LSB-LICENSED BUSINESS	+			
	PSM-PROFESSIONAL SURVEYOR & MAPPER	+			

FIELD DATE: 05/02/2025

DRAWN BY: I.T.

ORDER NO: 1000263727

REVISIONS: 5/7/2025 EDIT CURVE LABEL

PAGE 1 OF 1

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



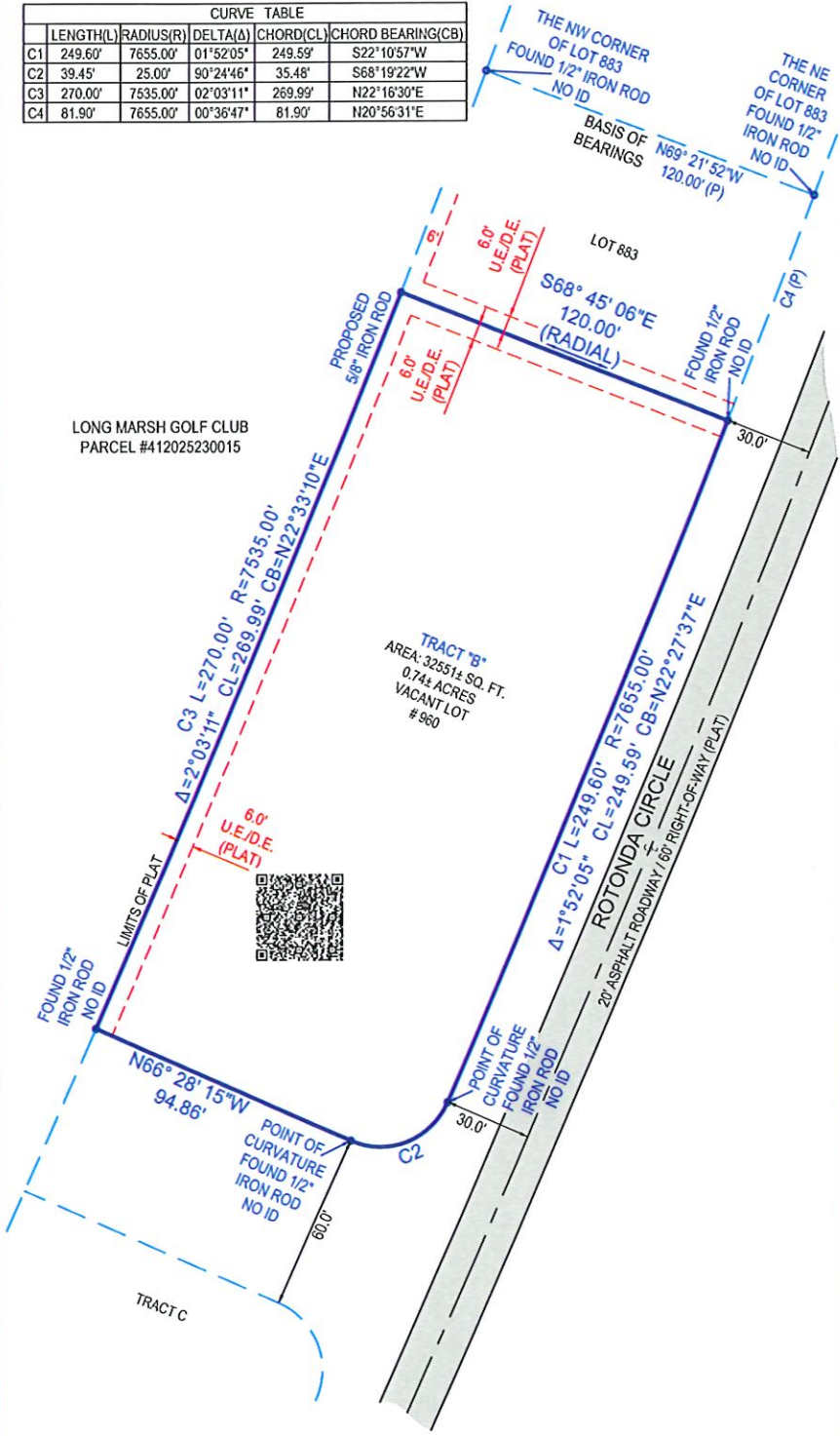
Digitally signed by
THOMAS F. LUBANOVIC
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C00000
19377F2457900047370
cn=THOMAS F LUBANOVIC
Date: 2025.05.07 14:56:02
-04'00'

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939

FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8042 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND A VERIFIED ELECTRONIC SEAL UNDER CHAPTER 472.027 AND THE ORIGINAL ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY
960 ROTONDA CIRCLE, ROTONDA WEST, FL. 33947

CURVE TABLE					
	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD(CL)	CHORD BEARING(CB)
C1	249.60'	7655.00'	01°52'05"	249.59'	S22°10'57"W
C2	39.45'	25.00'	90°24'46"	35.48'	S68°19'22"W
C3	270.00'	7535.00'	02°03'11"	269.99'	N22°16'30"E
C4	81.90'	7655.00'	00°36'47"	81.90'	N20°56'31"E



GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.



EXHIBIT

"B"
1 of 1

**CERTIFICATE OF TRANSFERABLE
DENSITY CREDITS**



CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-064.1.1A.1A
Transfer of Density from
Certificate Number CSZ-064.1A



This Certificate is the Property of
Nina Grigorov

This Certificate was created on November 12, 2025

The Certificate Holder Acquired
One unit of Density (West County Area)
from SBGrace, LLC

Jie Shao

Jie Shao, AICP, MCP, Planner, Principal
Comprehensive Planning Division
Community Development Department