

RESOLUTION  
NUMBER 2026 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONES, INCLUDING 209 SUBSTANDARD PLATTED LOTS IN BLOCKS 3, 4, 5, 9, 10, 11, 12, 32, AND 33, AND WITHIN THE DEL VERDE SECTION F SUBDIVISION, GENERALLY LOCATED NORTH OF BERMONT ROAD AND WEST OF SR 31, IN THE EAST COUNTY AREA, CONTAINING 24.79± ACRES; FOR CALCULATION AND SEVERANCE OF 209 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-26-03; APPLICANT: SANDRA W. WELLES RANCH LLC; 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, Sandra W. Welles Ranch LLC ("Applicant") submitted Petition CSZ-26-03 for Certification of Sending Zones ("CSZ Petition"), including 209 substandard platted lots in Blocks 3, 4, 5, 9, 10, 11, 12, 32, and 33, and within the Del

Verde Section F Subdivision, generally located north of Bermont Road and west of SR 31, in the East County area, containing 24.79± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of two hundred and nine (209) 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 Agriculture (AG) with Agriculture (AG) 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-26-03 to sever two hundred and nine (209) units of density from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to zero (0) 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-26-03 submitted by Sandra W. Welles Ranch LLC certifying the Property as an SZ and severing two hundred and nine (209) 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 26th day of May, 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  
LR2026-0267



Exhibit A-Del Verde Section F- Legal Descriptions and Parcel Identification Number

Parcel Identification Number 402525301001

209 lots

Lots 1-20, Block 3, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-33, Block 4, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-30, Block 5, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-21 and 23-29, Block 9, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-33, Block 10, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-33, Block 11, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-11 and 16-30, Block 12, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-4, Block 32, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida; and

Lots 1-2, Block 33, Del Verde, Section F, according to the plat thereof, recorded in Plat Book 1, Page 69, of the Public Records of Charlotte County, Florida.

