

Date: 02/13/2026

Application CSZ-26-06

TDU Ordinance
Application to
Create Sending Zone Density Units from Your Property

Article XX., Sec. 3-5-425 to 3-5-435, County Code

Have you had a Pre-petition Meeting yet?

If **NO**, call the following number to schedule a meeting - 941-743-~~XXXX~~ A Pre-petition Meeting is required prior to submitting this application.

If **YES**, attach a copy of the letter from staff summarizing the meeting.

The County will only process this application if the applicant is also the owner of the Sending Zone (SZ) property. An affidavit from each owner of the property consenting to the application for certification is required. The affidavit form is attached to this application.

Submit one paper copy of the application and a disc containing a copy of the application in PDF format to the Growth Management Department. (Any changes or additions to the application will require you to resubmit the PDF document)

APPLICANT INFORMATION

Applicant's: (add an attachment to the application if there is more than one owner and include % interest of each owner)

Name: Charlotte County Board of County Commissioners

Mailing Address: 18500 Murdock Circle

City: <u>Port Charlotte</u>	State: <u>FL</u>	Zip Code: <u>33948</u>
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Phone Number:	Fax Number:
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Agent's:

Name: Tina Powell Parks & Natural Resources Division Manager

Mailing Address: 1120 Centennial Boulevard

City: <u>Port Charlotte</u>	State: <u>FL</u>	Zip Code: <u>33953</u>
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Phone Number:	Fax Number:
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Engineer/Surveyor's:

Name: N/A

Mailing Address:

City:	State:	Zip Code:
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Phone Number:	Fax Number:
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PE#/PLS#

CHECKLIST

- An affidavit from the property owner(s) of the proposed SZ property – use attached affidavit
 - Consent form from the mortgage holder if the property is under mortgage
- A copy of the most current deed or title to the proposed SZ property
- Legal description of the proposed SZ, with acreages
- A signed and sealed survey illustrating boundaries and all existing easements of the proposed SZ - if the proposed SZ consists of platted lots and there are no fractions of a lot, then you may satisfy this requirement by submitting a copy of the most recent plat map with the lot(s) outlined (you must still indicate easements or other encumbrances on the copy of the plat).
- Maps indicating the location of the proposed SZ (to scale)
- An Ownership and Encumbrance Report or other document of title issued by an attorney or a title insurance company which must be dated no later than two months prior to submittal of this application.
- A draft Covenant* –
 - Management plan, if required (Subsection 3-5-432(c)),
- A narrative indicating the Base Density (see Section 3-5-427, definitions) of the SZ and describing how the calculation was derived, including an indication of how any Encumbrances as identified per Subsection 3-5-429(b)(2)(iv) affect this Base Density; a statement of the number Density Units requested to be transferred from the property and the number of Density Units requested to be retained.
- If the property is located in the Coastal High Hazard Area, a boundary map of the property with the storm surge zones illustrated upon the map along with an indication of the acreage of each associated storm surge. If there are VE and AE flood zones, these shall also be illustrated on the map. Any Encumbrances must be subtracted from the whole.
- If required, maps and surveys of the property illustrating the existing land cover using Level 3 Florida Land Use Cover and Forms Classification system, locations of heritage trees and listed flora a fauna species,.
- An application fee (\$655), made out to the Charlotte County Board of County Commissioners
- Pre-application letter

*The Covenant must be signed and notarized prior to the Board of County Commissioners (BCC) hearing. This is one of the standards for approval of the petition by the BCC. In the event the petition is approved, the petitioner is required to file the Covenant with the Clerk of the Circuit Court. The petitioner is required to pay the cost of the filing fee. A certified copy must be given to the TDU program administrator for scanning before you will receive your Certificate.

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the

- fee owner
- part owner (% of ownership -)

of the property described and which is the subject matter of this application; that I request to have Density Units severed from the property; that I consent to the County initiating and taking action to modify the FLUM designation, and/or Zoning District as appropriate to reflect the reduced density permitted on the proposed SZ; that I consent to a vacation of the plat, as necessary, and agree to supply a boundary survey and utility easements as required; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 17 day of February 2026, by Jamie Scudera who is personally known to me or who has produced _____ as identification and who did or did not take an oath.
(circle one)

Jamie Boies
Notary Public Signature

Jamie Scudera
Signature of Applicant

Jamie Boies
Notary Printed Signature

Jamie Scudera
Printed Signature of Applicant

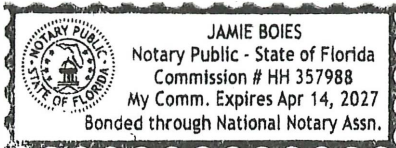
AM
Title

~~Jamie Scudera~~
Address

HH 357988
Commission Code

1120 Centennial Blvd, Pt. Charlotte FL, 33753
City, State, Zip

941-613-3226
Telephone Number





CSZ Pre-Application Acknowledgement

- Applicant: Charlotte County Board of County Commissioners
- Date of Pre-app: January 13, 2026
- Property ID(s): 412108479001
- Property Address: 13555 Marathon Boulevard, in the West County area
- Property Owner: Charlotte County Board of County Commissioners
18500 Murdock Circle
Port Charlotte, FL 33948

- Agent: Tina Powell
- Area: 6.879 acres
- Location: West County
- FLUM designation: Low Density Residential (LDR)
- Zoning: MHC
- Estimated Base Density: 34 units
- Storm Surge Zone: A portion of the property is located within Category 1 storm surge zone of CHHA

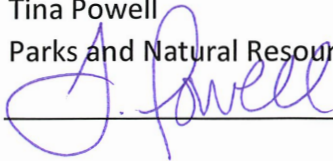
- FEMA Flood Zone: X & 8AE
- Service Area: Urban Service Area
- Neighborhood Framework: Maturing Neighborhood
- Are there submerged lands? No
- Other encumbrances: None
- Public utilities: Englewood Water District

- Sending Zone Qualifications:
 - Managed Neighborhood (FLU Policy 1.2.9 criteria 1)
 - Rural Service Area (FLU Policy 1.2.9 criteria 2)**
 - Bona fide agriculture
 - Substandard platted lots**
 - Resource Conservation or Preservation FLUM (FLU Policy 1.2.9 criteria 3)
 - CHHA (FLU Policy 1.2.9 criteria 4)**
 - Historical or Archaeological Resources (FLU Policy 1.2.9 criteria 5)
 - Environmentally Sensitive Resources (FLU Policy 1.2.9 criteria 5)**
 - Prime Aquifer Recharge Area (FLU Policy 1.2.9 criteria 6)
 - Watershed Overlay District (0.5-mile setback) (FLU Policy 1.2.9 criteria 7)
 - Public Water System Wellhead Protection Area (FLU Policy 1.2.9 criteria 8)
 - Wildlife Corridor Critical Linkage (FLU Policy 1.2.9 criteria 9)
 - Building permit or CO has been issued (FLU Policy 1.2.9 criteria 10)
 - Density Reduction (FLU Policy 1.2.9 criteria 11)
- Density Retained: 0 units
- Is FLUCCS mapping and species survey required? No
- Type of Covenant: No, amend the properties' FLUM designations to Park & Recreation
- Plat: Village of Holiday Lake
- Other Requirements: None

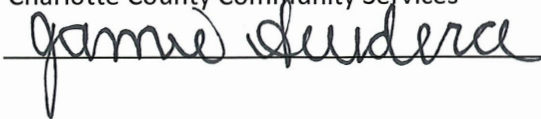
Jie Shao

Jie Shao, Planner Principal, AICP, MCP
Charlotte County Community Development

Tina Powell
Parks and Natural Resources Manager



Jamie Scudera, Projects Manager
Charlotte County Community Services



Butterford Waterway Park FLUCCS






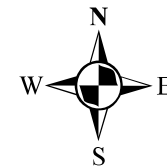
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Datum: NAD83
Units: Feet

Source: Community Services

Metadata available upon request

Legend

-  OPEN LAND
-  RESIDENTIAL HIGH DENSITY
-  STREAMS AND WATERWAYS



(Not To Scale)



Butterford Waterway Park National Wetlands Inventory





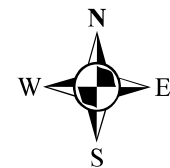
Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Services

Metadata available upon request

Legend

-  Riverine
-  Estuarine and Marine Deepwater



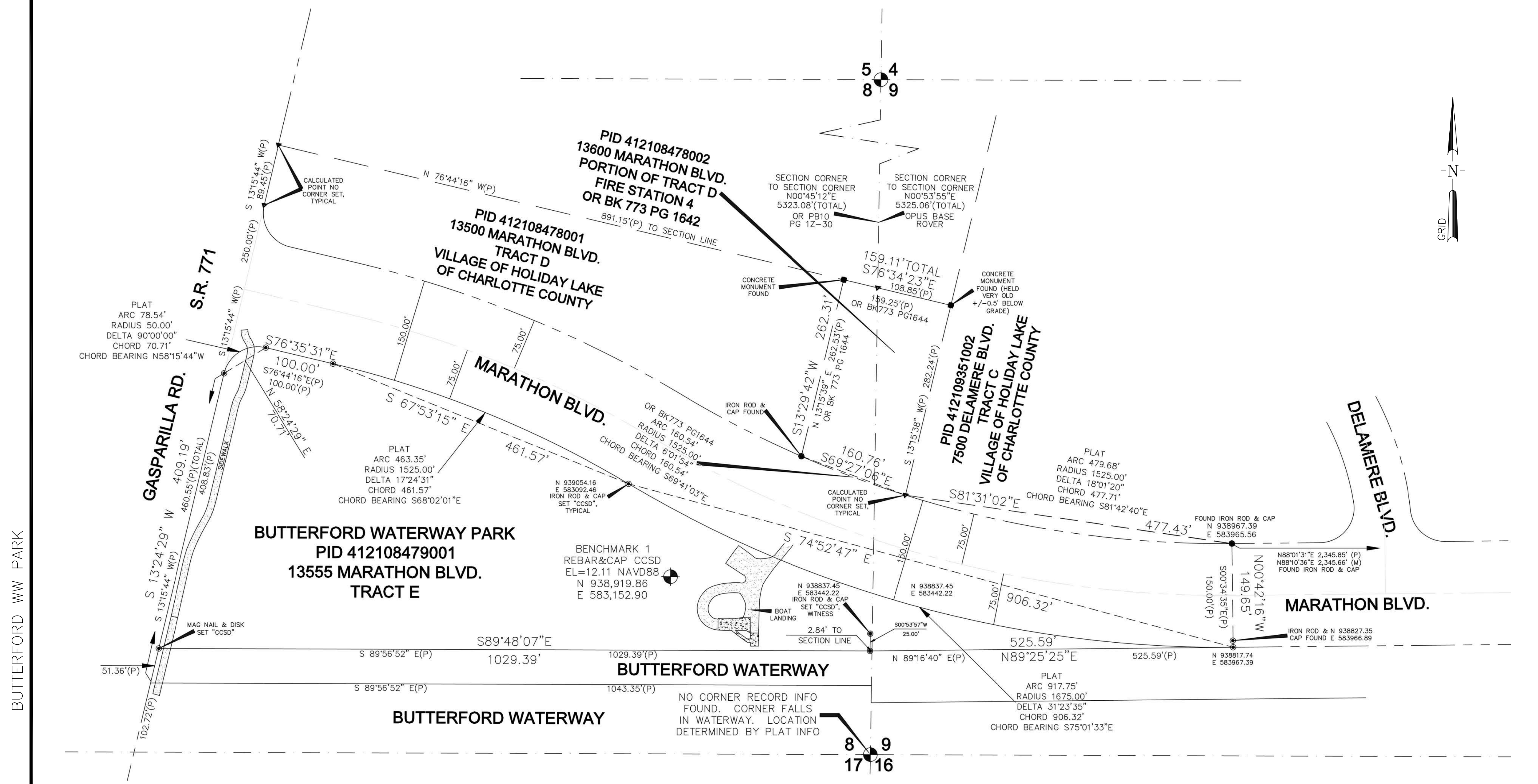
(Not To Scale)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

by: Jamie Scudera
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Updated: 9/20/2022 3:15:37 PM
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BOUNDARY SURVEY OF BUTTERFORD WATERWAY PARK

ALL OF TRACT E, VILLAGE OF HOLIDAY LAKE
O.R. PLAT BOOK 15 PAGE 5A
SECTION 8 & 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



BUTTERFORD WW PARK

7/23/2025



CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3600

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS AND CHARLOTTE
COUNTY COMMUNITY SERVICES

Date		07/23/2025	
Scale		N/A	
Sheet #		2 OF 2	
WO#		113691	
No.	DATE	REVISION	BY