

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 SENDING ZONES, INCLUDING THREE PARCELS LOCATED AT 12544, 12492, 12472 HARRING WAY AND THREE LOTS LOCATED AT 13540, 13552, AND 13564 MADTOM WAY, IN THE WEST COUNTY AREA, CONTAINING 9.52± ACRES; FOR CALCULATION AND SEVERANCE OF 42 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-25-17; APPLICANT: ANDRESS FAMILY FLORIDA LP & ANDRESS HOLDINGS 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, Andress Family Florida LP & Andress Holdings LLC ("Applicant") submitted Petition CSZ-25-17 for Certification of Sending Zones ("CSZ Petition"), including three parcels located at 12544, 12492, 12472 Harring Way and three

lots located at 13540, 13552, and 13564 Madtom Way, in the West County area, containing 9.52± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of forty-two (42) density units with fifteen (15) 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 Medium Density Residential (MDR) 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-25-17 to sever forty-two (42) units of density from the Property, then Applicant shall provide a Restrictive Covenant limiting the development rights on the Property to fifteen (15) 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-25-17 submitted by Andress Family Florida LP & Andress Holdings LLC certifying the Property as an SZ and severing forty-two (42) 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 28th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

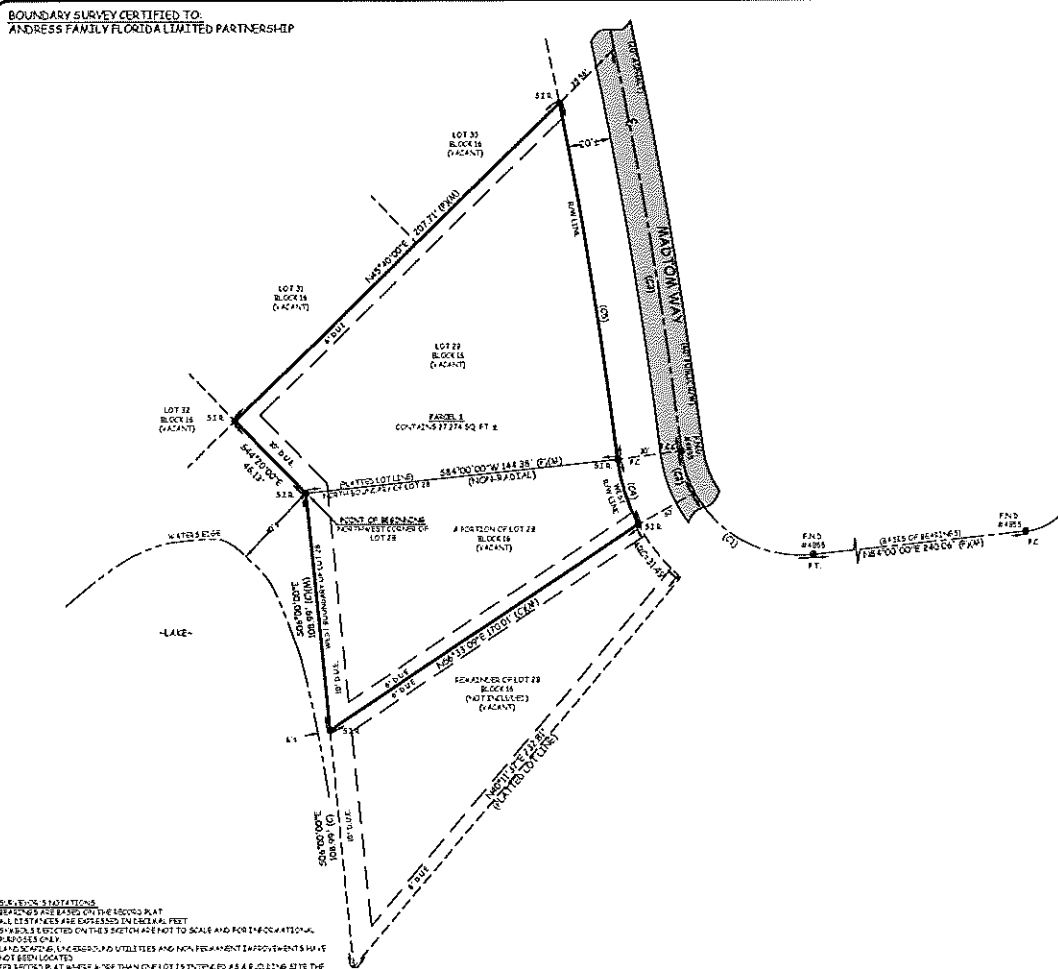
ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2025-0853 *Kmw*

BOUNDARY SURVEY CERTIFIED TO:
ADDRESS FAMILY FLOORTAL LIMITED PARTNERSHIP

[illegible]

LEGAL DESCRIPTION (PARCEL 1)
LOT 29, BLOCK 18, KOTCHIDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 12, PAGES 14-1215, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA

ALONG WITH
A PORTION OF LOT 28, BLOCK 15 OF SAGE DUTCH ON A VILLAS SUBDIVISION, BEING
PARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID
LOT 28, THENCE S60°00'00"E 120.00 FEET ALONG THE WEST BOUNDARY OF LOT 28;
DISTANCE OF 124.59 FEET; THENCE NORTH 54°23'00"E EAST, A DISTANCE OF 170.00 FEET,
TO A POINT ON A CURVE TO THE RIGHT HAVING AS BEARS IT A RADIUS OF 65.00 FEET,
A CENTRAL ANGLE OF 27°13'25"; A CHORD BEARING OF NORTH 17°58'24"E WEST, AND
A CHORD LENGTH OF 31.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND WEST
EIGHTY-FOUR DEGREES TWENTY-FOUR MINUTES AND A DISTANCE OF 114.35 FEET; THENCE SOUTH
THIRTY-FOUR DEGREES ALONG THE NORTH BOUNDARY OF LOT 28, A DISTANCE OF 144.35 FEET,
TO THE POINT OF BEGINNING.

Gen³ ★★
LAND SURVEYING INC.
 17245 TELEGRAPH RD., SUITE 302, BLOTTIE, IL 62548
 info@gen3survey.com
 (618) 433-5831 FAX (618) 433-5842

[illegible]

BOUNDARY SURVEY

[illegible]

[illegible]

06° F
23.9 °C

SECTION
RECEIVED
FEBRUARY 1964

Officially signed by R.L. Strickland, Jr.,
R.L. Strickland, Jr., President, on Feb.

Gen³★★★
LAND SURVEYING INC.
17840 TOLDO BLVD., SUITE B, FORT CHARLOTTE, FL 32948
info@gen3survey.com
(941) 479-4203 L.S. #1460

7) LLAS SUBDIVISION,
IN PLAY BOOK 12, PAGE
COUNTY, FLORIDA.

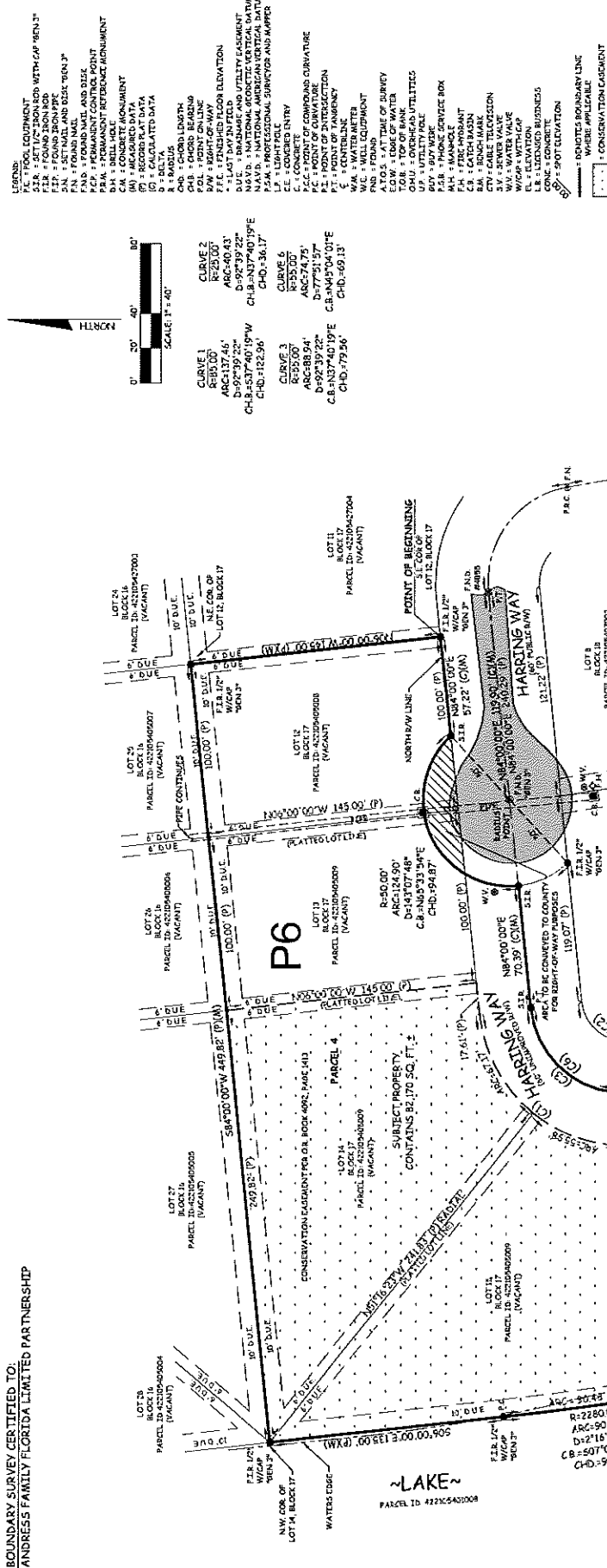
EVACUATION EASEMENT

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Gen³ LAND SURVEYING INC.

FORT CHARLOTTE, FL. 33944

BOUNDARY SURVEY CERTIFIED TO:
ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP



SHORT LEGAL: ZZZ 054221 P6

LEGAL DESCRIPTION: (PARCEL 4)
ALL OF LOTS 14 AND 15, BLOCK 17, A PORTION OF LOTS 12 AND 13, BLOCK 17,
AND A PORTION OF HANSING WAY ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 12, PAGES 1A-1Z19, OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 60°07'00" WEST; A DISTANCE OF 48.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 49°00'00" WEST; A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING; THENCE CURVE OF 90°00'00" RADIUS OF 13.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT BEING AN ELEMENTS A RADIUS OF 28.000 FEET; A CENTRAL ANGLE OF 120°22'16" EAST; AND A CHORD LENGTH OF 49.047 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.409 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.678 FEET TO THE CENTERLINE OF HARBING WAY; SAID DISTANCE OF 17.678 FEET TO THE RIGHT-HANDING AS VIEWED FROM THE POINT OF BEGINNING; THENCE CURVE OF 90°00'00" RADIUS OF 13.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT BEING AN ELEMENTS A RADIUS OF 28.000 FEET; A CENTRAL ANGLE OF 120°22'16" WEST; AND A CHORD LENGTH OF 49.047 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.409 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.678 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°00'00" EAST; A DISTANCE OF 70.38 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ITS ELEMENTS A RADIUS OF 50.00 FEET; A CENTRAL ANGLE OF 143°07'48"; A CHORD LENGTH OF 95.073 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.87 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.00 FEET TO THE END OF SAID CURVE AND A POINT ON THE NORTHWEST CORNER OF LOT 14 OF HARBING WAY; THENCE NORTH 88°00'00" EAST ALONG THE NORTH LINE OF HARBING WAY; A DISTANCE OF 57.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 82.170 SQUARE FEET MORE OR LESS.

NOTE: LAST DAY IN FIELD 2-22-23.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE "STANDARDS OF PRACTICE FOR SURVEYS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL ACCOUNTING, AND MAPERS IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE. PUBLIC LAW 90-568, SECTION 207 DUT, FLORIDA STATUTES.

R.J. Strickland, Jr.
 P.S.M.: Florida
 Registration #6144
 Digitally signed by R.J. Strickland, Jr., P.S.M.: Florida
 Registration #6144
 Date: 2025.04.07 16:09:14 -0400

PRINTED COPY OF THIS DOCUMENT ARE NOT CONSIDERED
STANDARD AND MAY BE SUBJECT TO AUTHENTICATION CODE

BOUNDARY SURVEY

LEGAL DESCRIPTION: (CONSERVATION EASEMENT)
 LOTS 14 AND 15, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING
 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF
 THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

**NOTE: PORTION OF PROPERTY SUBJECT TO CONSERVATION EASEMENT
CONTAINS 49,140 SQ. FT., OR 1.13 AC. ‡**

SURVIVOR'S NOTATIONS:
 MEASUREMENTS ARE BASED ON THE RECORD PLAT.
 ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET.
 DIMENSIONS REFLECTED ON THIS SKETCH ARE NOT TO SCALE AND FOR INFORMATIONAL PURPOSES ONLY.
 UNDESIGNATED, UNDERGROUND UTILITIES AND NON-PERMANENT IMPROVEMENTS HAVE NOT BEEN LOCATED.

Gen³ ★ ★ ★
LAND SURVEYING INC.
701 DODD BLVD. SUITE 100, PORT CHARLOTTE, FL 33948
info@gen3survey.com

941)-629-6501 L.B. # 2460

LEGEND:
 PE = POOL EQUIPMENT
 S.I.R. = SET 1/2" IRON ROD WITH CAP "BEN 3"
 F.I.R. = FOUND IRON ROD
 F.I.P. = FOUND IRON PIPE
 S.N. = SET NAIL AND DIST "BEN 3"
 F.N. = FOUND NAIL
 F.N.B. = FOUND NAIL AND BISK
 P.C.P. = PERMANENT CONTROL POINT
 P.P.M. = PERMANENT REFERENCE MONUMENT
 D.H. = DRILL HOLE
 C.M. = CONCRETE MONUMENT

(M) = MEASUREMENT DATA
(R) = RECORD PLAT DATA
(C) = CALCULATED DATA
D = DELTA
R = RADIUS
CHD = CHORD LENGTH
CHB = CHORD BEARING
P.O.L. = POINT ON LINE
R/W = RIGHT-OF-WAY
F.F.C. = FINISHED FLOOR ELEVATION
LAST PLAT FIELD
NAD83 = NATIONAL UTILITY EASEMENT
NAD83 = NATIONAL UTILITY DATA
NAD83 = NATIONAL VERTICAL DATUM
NAD83 = NATIONAL SURVEYOR AND MAPPER
LF = LIGHT POLE
CR = COVERED ENTRY

C. = CONCRETE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION

P.T. = POINT OF TANGENCY
 ξ = CENTERLINE
 W.M. = WATER METER
 W.C. = WELL EQUIPMENT

F.N.B. = FOUND
A.T.O.S. = AT TIME OF SURVEY
E.O.W. = EDGE OF WATER
T.O.B. = TOP OF BANK

OHV. = OVERHEAD UTILITIES
U.P. = UTILITY POLE
GUY = GUY WIRE
P.B. = PHONE SERVICE BOX

M.H. = MANHOLE
F.H. = FIRE HYDRANT
C.B. = CATCH BASIN
B.M. = BENCH MARK

CTV = CABLE TELEVISION
S.V. = SEWER VALVE
W.V. = WATER VALVE
M/CAB = METAL CAB

CL = ELEVATION
L.B. = LICENSED BUSINESS
CONC. = CONCRETE

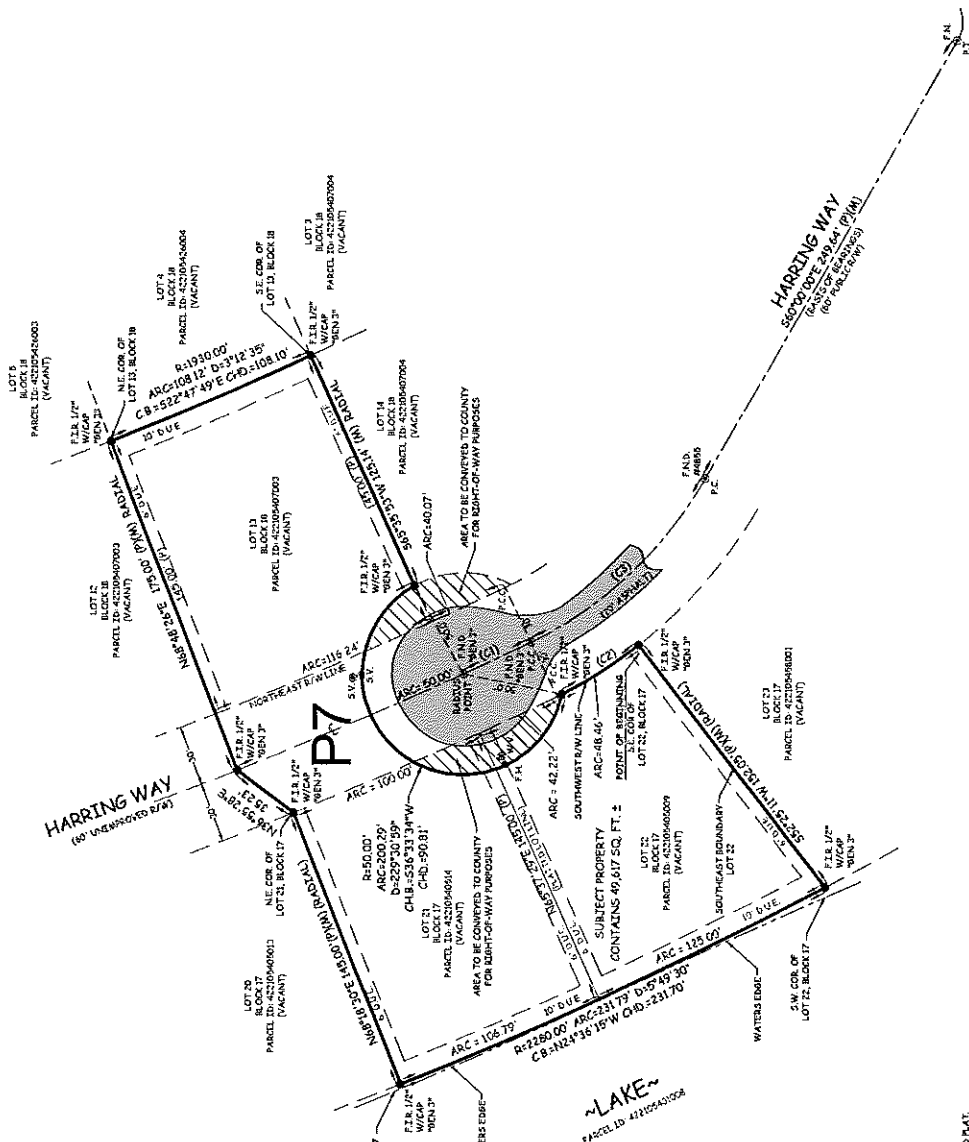
0/ = SPOT ELEVATION
----- = DENOTES BOUNDARY LINE
WHERE APPLICABLE

SHORT LEGAL: ZZZ 054221 P7

LEGAL DESCRIPTION:
A PORTION OF LOTS 21 AND 22, BLOCK 17 AND LOT 13, BLOCK 18, ROTONDA VILLAS
SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES
1A-4215, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, ALONG WITH A
PORTION OF HARRING WAY, A 60 FOOT WIDE RIGHT-OF-WAY, BEING FURTHER
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22, THENCE SOUTH \$79^{\circ}23'17''\$ WEST ALONG THE SOUTHWEST BOUNDARY OF SAID LOT 22, A DISTANCE OF 16.029 FEET TO ANGLE; THEN SOUTHWEST CORNER OF SAID LOT 22, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 2,880.00 FEET, A CENTRAL ANGLE OF \$09^{\circ}59'40''\$, A CHORD BEARING OF NORTH \$24^{\circ}36'19''\$ WEST AND A CHORD LENGTH OF 231.70 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 231.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 22, NORTHEAST CORNER OF SAID LOT 66, EAST SIDE OF THE EIGHTH AVENUE, EAST, A DISTANCE OF 19.23 FEET TO THE CENTERLINE OF HARDING WAY, THENCE NORTH \$64^{\circ}48'29''\$ EAST, A DISTANCE OF 179.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF \$07^{12}'35''\$, A CHORD BEARING OF SOUTH \$22^{\circ}47'49''\$ EAST AND A CHORD LENGTH OF 180.10 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 180.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, THENCE SOUTH \$67^{\circ}51'33''\$ WEST, A DISTANCE OF 30.00 FEET TO ANGLE; THEN SOUTHWEST CORNER OF SAID LOT 13, THENCE SOUTH \$67^{\circ}51'33''\$ WEST, A DISTANCE OF 30.00 FEET TO ANGLE; THEN SOUTH BEARING OF \$30^{\circ}34'34''\$ WEST AND A CHORD LENGTH OF 259.50 FEET, A CENTRAL ANGLE OF \$30^{\circ}34'34''\$ WEST AND A CHORD LENGTH OF 30.81 FEET, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 200.29 FEET, TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF HARDING WAY, SAID POINT BEING ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF \$17^{\circ}21'38''\$, A CHORD BEARING OF SOUTH \$41^{\circ}43'41''\$ EAST AND A CHORD LENGTH OF 46.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.33 FEET TO ANGLE; THEN SOUTH BEARING OF \$49^{\circ}00'\$ WEST, A DISTANCE OF 49.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 49.617 SQUARE FEET MORE OR LESS.



SURVEYOR'S NOTATIONS.
 ALL DISTANCES ARE BASED ON THE RECORD PLAT.
 ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET.
 DIMENSIONS INDICATED ON THIS SKETCH ARE NOT TO SCALE AND FOR INFORMATIONAL
 PURPOSES ONLY.
 (UNDESICATED), UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS HAVE
 NOT BEEN LOCATED.

Gen³

info@gen3survey.com
(941)-629-6001 L.S. # 8440

[illegible]

BOUNDARY SURVEY

[illegible]

7. HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING, PLANNING AND MAPPING IN CHAPTER 30-37, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 30-37, FLORIDA STATUTES.

R.J. Strickland, Jr.
P.S.M. Florida

Registration 26-1-06
Date: 2025.03.27 10:33:39 -04'00"

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 23-17130

2019年12月15日