

Date: _____

Application #: _____

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 - 941-743-1242. 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: Brian HulseMailing Address: 3308 Cathy Dr.City: JolietState: ILZip Code: 60431Phone Number: 815.603.3011

Fax Number: _____

Agent's:

Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Phone Number: _____

Fax Number: _____

Engineer/Surveyor's:Name: Robert O. SouthMailing Address: 5500 Sabal LaneCity: Punta GordaState: FLZip Code: 33982Phone Number: 941.639.4123

Fax Number: _____

PE#/PLS# LB 8514

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



sole 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 31st day of January, 2025, by Brian Lee Hulse who is personally known to me or who has produced Driver's License as identification and who did or did not take an oath.

(circle one)


Notary Public Signature

Brian Hulse
Signature of Applicant

Silvana Wallen
Notary Printed Signature

Brian L. Hulse
Printed Signature of Applicant

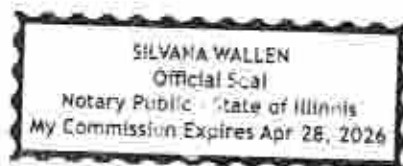
Notary
Title

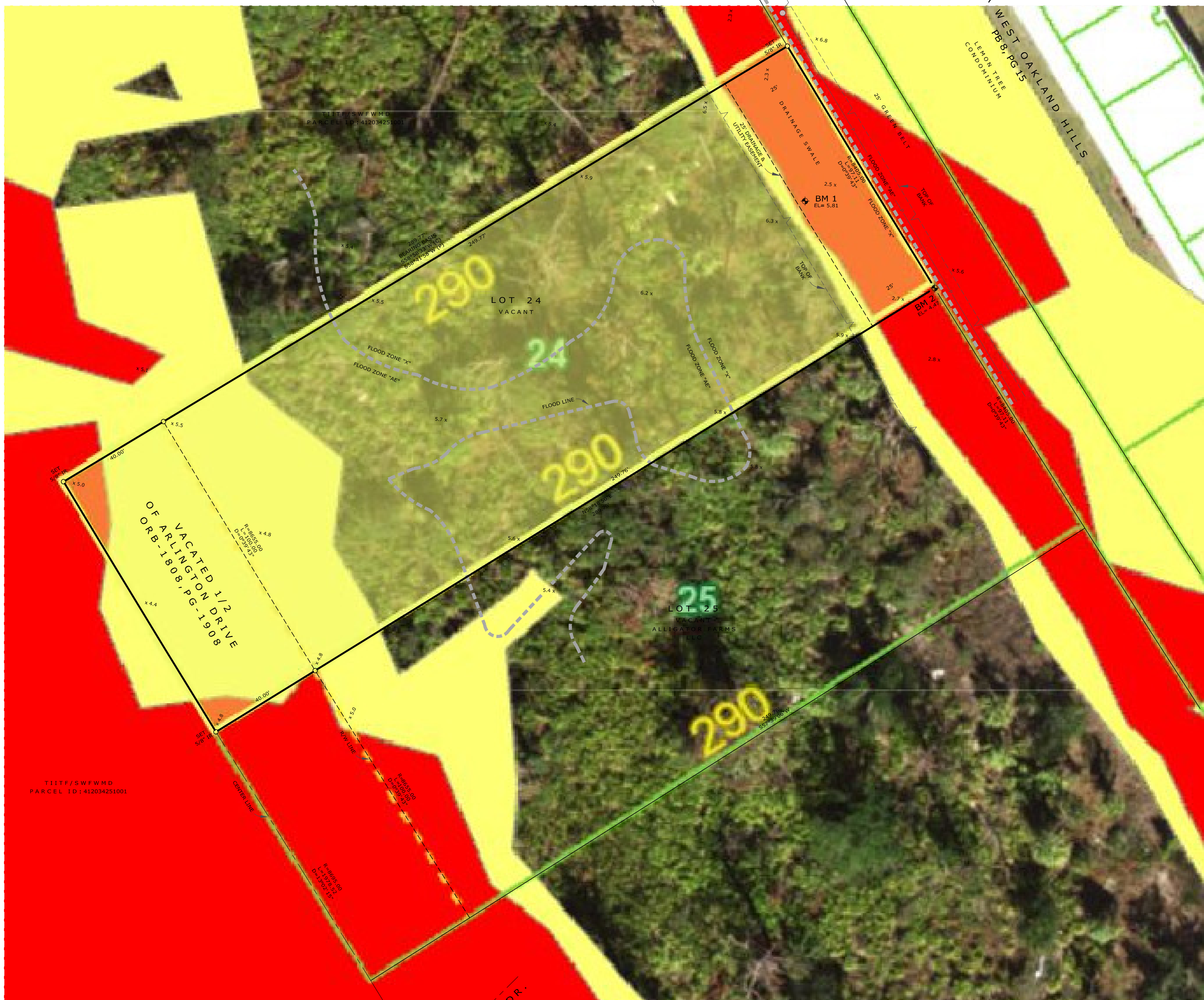
3308 CATHY DR.
Address

-
Commission Code

JOHNET IL 60431
City, State, Zip

815 603 3011
Telephone Number





A diagram of a T-intersection. A horizontal dashed line represents the center line of the road. A vertical dashed line represents the center line of the intersecting road. The text "INDIANA ROAD" is written in all caps above the horizontal center line. An arrow points to the intersection point with the label "CENTER LINE".

BOUNDARY SURVEY
ROTONDA SHORES SUBDIVISION
PLAT BOOK 10, PAGE 7
CHARLOTTE COUNTY, FLORIDA

BENCHMARK 2
TOP OF 5/8" IR SET AT THE
EASTERLY PROPERTY CORNER
OF LOT 24.
ELEVATION= 4.47 (NAVD88)



Z:\Company Files\Land Projects R2\SOUTH SURVEY INC 2024\RSN 000 0000 0024 LT 24 PID 412027251005\dwg\LOT 24 JARRETT'S SKETCH.dwg 4/10/2024 8:21:07 AM EDT

**AVAILABILITY REQUEST FORM**

Charlotte County Government Utilities Department
 25550 Harbor View Road, Suite 1
 Port Charlotte, FL 33980
 Email: Administrative.Assistants@CharlotteCountyFL.gov
 Phone: 941.764.4300 Option 3

Date: 08/27/2024

First Name

Last Name

Brian

Hulse

Organization

Email Address

Phone Number

blhassociates@gmail.com8156033011

Site Address

Street Suffix

House Number

Street Name

Rotunda Shores

Short Legal Description

Lot

Subdivision

Section

Block

Availability - Completed by CCU Staff

Potable Water		Sewer		Reclaimed Water	
Connected		Connected		Connected	
Mandatory		Mandatory		Mandatory	
Available		Available	X	Available	
Unavailable	X	Unavailable		Unavailable	X

Comments

Completed By:

KD

Date: 9/3/2024

FOR ANY UTILITIES DEEMED UNAVAILABLE AT THIS TIME, THE PROPERTY OWNER AND/OR THEIR AGENT SHOULD RECONFIRM AVAILABILITY PRIOR TO DEVELOPMENT OF PROPERTY.

All commercial developments are to access the following link for guidelines and familiarize themselves with the requirements for plans review and the utility service agreement.

<https://www.charlottecountyfl.gov/departments/utilities/about-utilities/forms.shtml>

Disclaimer: Information provided on this form is provided as a public convenience. Every effort is made to ensure that information provided is timely and accurate. However, Charlotte County makes no warranty, representation or guaranty as to its complete accuracy, nor does Charlotte County assume liability for any errors, omissions, or inaccuracies in the information provided, regardless how caused. In any case, where reliance on information is required, please check with County staff for updated information and/or the official records of the County.

Attorneys' Title Fund Services, Inc.
P.O. Box 628601
Orlando, FL 32862-8601



Invoice

Date: 01/31/2025
Number: 771465141

McCrory Law Firm, P.L.
309 Tamiami Trail

Punta Gorda, FL 33950

Customer Number: 3612601

Order Date: January 28, 2025
Ordered By: Name not provided

For Product Questions: (800) 336-3863
Processing Branch: 118

File Number	Transactee	Client's File #	Class/Description	Amount
1605899	Hulse, Brian	#Hulse	Ownership & Encumbrance Search (O&E) (R04)	\$200.00
Total				\$200.00

Total Due	\$200.00
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Address Searched: N/A

Legal Searched: ROTONDA SHORES LT 24 & 1/2 VAC ARLINGTON DR
ADJ THERETO 751/2193

Invoice is due and payable upon receipt. To ensure proper credit, please accompany payments with the invoice to the above address. A charge of \$20.00 or 5% of the check, whichever is greater, will be applied to all returned checks.

Thank you for your business! Visit our website at www.thefund.com

Ownership and Encumbrance Property Information Report

Issuer: Attorneys' Title Fund Services, Inc.

Recipient: McCrory Law Firm, P.L.

Southwest Florida
(800) 336-3863

Fund File Number: 1605899

Agent's File Reference: #Hulse

Effective Dates: **From** April 21, 2022 at 3:56 PM

To January 26, 2025 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Charlotte County, Florida.

Lot 24, Rotonda Shores, according to the plat thereof as recorded in Plat Book 10, Page 7, Public Records of Charlotte County, Florida. Together with that part of Arlington Road lying adjacent thereto as vacated by Resolution recorded in Official Records Book 1808, Page 1908, Public Records of Charlotte County, Florida.

Apparent Title Vested in:

Brian Lee Hulse by Quit Claim Deed recorded in O.R. Book 4969, Page 301; corrected in Instrument Number 2024-3475823, Public Records of Charlotte County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: January 31, 2025

Prepared by: Michelle Foltz

Email Address: mfoltz@thefund.com

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, Inc.

Fund File Number: 1605899

ENCUMBRANCES

1. Nothing Found

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Recording Fee: \$18.50
Documentary Stamp Tax: \$ 0.70
Total: \$19.20

Parcel ID: 412027251005

This instrument prepared by:
Jenny C. Hazel, Esq.
McCrary Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
(941) 205-1122

****THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION****

CORRECTIVE QUIT CLAIM DEED

THIS INDENTURE made this day of Nov 29 2024, by and between
Brian Lee Hulse a/k/a Brain Lee Hulse, who resides at 3308 Cathy Drive, Joliet, IL 60431,
GRANTOR, and Brian Lee Hulse, GRANTEE, who resides at 3308 Cathy Drive, Joliet, IL 60431.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee,
the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said
Grantee the following described land, situate, lying and being in **Charlotte County**, Florida, to-wit:

**Lot 24, Rotonda Shores, according to the map or plat thereof as recorded in
Plat Book 10, Page 7, Public Records of Charlotte County, Florida. Together
with that part of Arlington Road lying adjacent thereto as vacated by
Resolution recorded in O.R. Book 1808, Page 1908, Public Records of
Charlotte County, Florida.**

Subject to conditions, restrictions, easements and limitations if any, but this
provision shall not operate to reimpose same, and further subject to taxes for the
current year.

Grantor covenants that neither he nor any family members reside upon the above-described
property nor upon property which is contiguous or adjacent thereto.

Notice to Clerk and Department of Revenue: This deed is subject to minimum
documentary stamp tax and is being re-recorded to correct the name of the Grantee intended in that
Deed recorded in Instrument # 3091156, of the Public Records of Charlotte County, Florida.

To have and to hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim
whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee
forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in our presence:

Terri L. Hulse
(First Witness)

Brian Lee Hulse
Brian Lee Hulse a/k/a Brain Lee Hulse,
Grantor

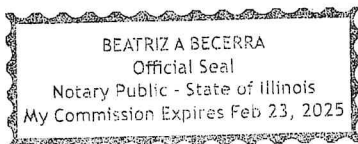
Terri L. Hulse
Print Name of Witness:
Address 3308 Cathy Dr. Joliet IL 60431

Maribel L. Hulse
(Second Witness)

Rachel L. Hulse
Print Name of Witness
Address 3308 Cathy Dr. Joliet, IL 60431

STATE OF Illinois
COUNTY OF Will

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 29 November 2024 by Brian Lee Hulse a/k/a Brain Lee Hulse, who ☐ is personally known to me, or ☒ who has produced Illinois Driver License as identification.



[Signature]
Notary Public State of Illinois

Recording Fee: \$18.50
Documentary Stamp Tax: \$ 0.70
Total: \$19.20

Parcel ID: 412027251005

This instrument prepared by:
Jenny C. Hazel, Esq.
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
(941) 205-1122

****THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION****

QUIT CLAIM DEED

THIS INDENTURE made this 21st day of April, 2022, between **Brian Lee Hulse, as Trustee of the Arlene D. Hulse Trust, dated July 20, 2005**, who resides at 3308 Cathy Drive, Joliet, IL 60431, **GRANTOR**, and **Brain Lee Hulse, GRANTEE**, who resides at 3308 Cathy Drive, Joliet, IL 60431.

WITNESSETH:

That the said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said grantee the following described land, situate, lying and being in Charlotte County, Florida, to-wit:

Lot 24, Rotonda Shores, according to the map or plat thereof as recorded in Plat Book 10, Page 7, Public Records of Charlotte County, Florida. Together with that part of Arlington Road lying adjacent thereto as vacated by Resolution recorded in O.R. Book 1808, Page 1908, Public Records of Charlotte County, Florida.

Subject to conditions, restrictions, easements and limitations if any, but this provision shall not operate to reimpose same, and further subject to taxes for the current year.

*Grantor covenants that neither they nor any family members reside upon the above-described property nor upon property which is contiguous or adjacent thereto.

Notice to Clerk and Department of Revenue: This deed is given for minimum consideration from a trustee of a trust to a beneficiary of that trust to the extent of the beneficiary's beneficial ownership interest immediately before the conveyance and is subject to minimum documentary stamp tax pursuant to F.A.C. Section 12B-4.013(28)(e).

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in our presence:

[Signature]
(First Witness)

Shaina Downing
Typed/printed name of witness

Ethel Garrett
(Second Witness)

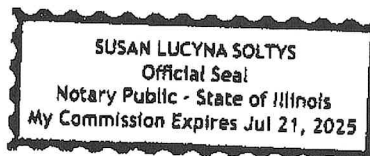
Ethel Garrett
Typed/printed name of witness

Brian Lee Hulse or Trustee of the Arlene D. Hulse Trust
Brian Lee Hulse, as Trustee of the Arlene D. Hulse
Trust dated July 20, 2005

STATE OF ILLINOIS
COUNTY OF Will

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of April, 2022, by Brian Lee Hulse, as Trustee of the Arlene D. Hulse Trust dated July 20, 2005, who ☒ is personally known to me, or ☒ who has produced DINERS License as identification.

[Signature]
Notary Public State of Illinois
Date Commission Expires: July 21, 2025
{Affix Seal}





CSZ Pre-Application Acknowledgement

- Applicant: Hulse Brian, 3308 Cathy Dr., Joliet, IL 60431
- Date of Pre-app: February 15, 2024
- Property ID(s): 412027251005
- Property Address: Southwest of Boundary Boulevard
- Property Owner: Hulse Brian, 3308 Cathy Dr., Joliet, IL 60431
- Agent: Hulse Brian, 3308 Cathy Dr., Joliet, IL 60431
- Area: 0.56 acres
- Location: In the Rotonda area
- FLUM designation: High Density Residential
- Zoning: RMF-10
- Estimated Base Density: 5
- Storm Surge Zone: Portion is located within CAT 1
- FEMA Flood Zone: X and 8 AE
- Service Area: Rural Service Area
- Neighborhood Framework: Agricultural/Rural
- Are there submerged lands? No
- Other encumbrances: N/A
- Public utilities: CCU for wastewater

- 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: one
- Is FLUCCS mapping and species survey required? N/A
- Type of Covenant: Restrictive covenant
- Plat: Rotonda Shores
- Other Requirements: N/A



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

property Owner