

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 105 PLATTED LOTS IN BLOCKS 5, 12, 13, 14, AND 34 WITHIN THE DEL VERDE SECTION R SUBDIVISION, GENERALLY LOCATED NORTH OF BERMONT ROAD AND WEST OF SR 31, IN THE EAST COUNTY AREA, CONTAINING 14.16± ACRES; FOR CALCULATION AND SEVERANCE OF 105 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-25-20; 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-25-20 for Certification of Sending Zones ("CSZ Petition"), including 105 platted lots in Blocks 5, 12, 13, 14, and 34 within the Del Verde Section R Subdivision,

generally located north of Bermont Road and west of SR 31, in the East County area, containing 14.16± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of one hundred and five (105) 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 Resource Conservation (RC) 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-25-20 to sever one hundred and five (105) 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-25-20 submitted by Sandra W. Welles Ranch LLC certifying the Property as an SZ and severing one hundred and five (105) 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 25th day of November, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____,
_____, 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
LR2025-0922

Kme

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

Parcel Identification Number 402536402001

Lots 1-3, Block 34, Del Verde, Section R, according to the plat thereof, recorded in Plat Book 1, Page 76, of the Public Records of Charlotte County, Florida; and

Lots 1-19, Block 5, Del Verde, Section R, according to the plat thereof, recorded in Plat Book 1, Page 76, of the Public Records of Charlotte County, Florida; and

Lots 1-35, Block 12 Del Verde, Section R, according to the plat thereof, recorded in Plat Book 1, Page 76, of the Public Records of Charlotte County, Florida; and

Lots 1-30, Block 13 Del Verde, Section R, according to the plat thereof, recorded in Plat Book 1, Page 76, of the Public Records of Charlotte County, Florida; and

Lots 1-18, Block 14, Del Verde, Section R, according to the plat thereof, recorded in Plat Book 1, Page 76, of the Public Records of Charlotte County, Florida.

