

R E S O L U T I O N  
NUMBER 2020 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR A TRANSFER OF TWO 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 TDU-20-04; APPLICANTS, CASA SAND, LLC, LAKE HURST HOLDINGS, LLC, AND SAN CASA INVESTMENTS, LLC; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, 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 (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units in connection with petitions for rezonings and for amendments to the Future Land Use Map of the County's Comprehensive Plan, the approval of which would increase density on the subject property; and

WHEREAS, on September 8, 2020, the Board of County Commissioners of Charlotte County, Florida ("Board") approved Petition PAL-20-00003 submitted by Casa Sand, LLC, Lake Hurst Holdings, LLC, and San Casa Investments, LLC ("Applicants"), amending the Charlotte County Future Land Use Map to add an annotation limiting the overall density to five units; and

WHEREAS, pursuant to Section 3-9-150(g)(4)b.i. of the TDU Code, if a plan amendment does not involve a Planned Development rezoning, an applicant shall simultaneously submit a TDU application for a transfer of density to a Receiving Zone ("RZ"); and

WHEREAS, Applicants have submitted a petition for a transfer of density units with Petition TDU-20-04 (hereinafter the "TDU Petition") in connection with the above-stated plan amendment, for approval by the Board, requesting a transfer of two (2) units of density to the Property ("RZ"), which is further described in Exhibit "A", attached hereto and by reference incorporated herein, in accordance with the County's Comprehensive Plan and the provisions of the TDU Code; and

WHEREAS, the Certificates of Transferable Density Credits for the density being transferred under Petition TDU-20-04 are attached hereto as Exhibit "B"; and

WHEREAS, the Applicants have submitted all of the information and documentation required for the approval of the TDU Petition pursuant to the TDU Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The TDU Petition submitted by the Applicants requesting the transfer of two (2) units of density to the property described in Exhibit "A", attached hereto and incorporated herein by reference, is hereby approved.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

PASSED AND DULY ADOPTED this 13<sup>th</sup> day of October, 2020.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_  
William G. Truex, Chairman

ATTEST:  
Roger D. Eaton, Clerk of the 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



LR2020-0578

## Legal Description

Lots 4, 5 and the remainder of 6, Grove City Land Company's Subdivision of the Northeast  $\frac{1}{4}$  of Section 9, Township 41 South, Range 20 East according to the plat thereof recorded at Plat Book 1, Page 8 of the Public Records of Charlotte County, Florida.





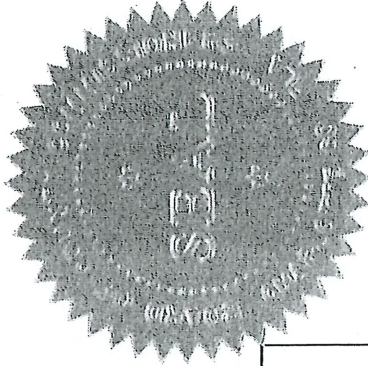
**CERTIFICATE OF TRANSFERABLE  
DENSITY CREDITS**



CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-024.2.1.1A

TRANSFER OF DENSITY FROM  
CERTIFICATE No. CSZ-024.2.1



This Certificate is the Property of  
**Lake Hurst Holdings, LLC**

This Certificate was created on March 4, 2020

The Certificate Holder Acquired

1 Unit of *West County* Density from Andrew and Sherry Dodd

Distribution of Units

1 unit in Category 1/12AE Flood Zone

Matthew T. Trepal, Principal Planner

EXHIBIT

tabbies

"B"



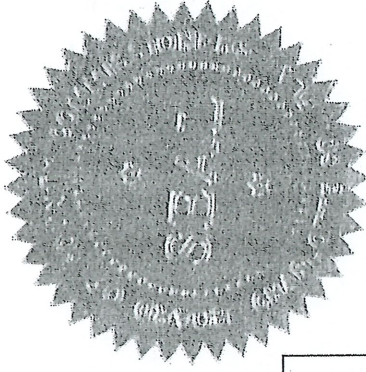
**CERTIFICATE OF TRANSFERABLE  
DENSITY CREDITS**



CHARLOTTE COUNTY, FLORIDA

Certificate No. CSZ-024.2.1.1B

TRANSFER OF DENSITY FROM  
CERTIFICATE No. CSZ-024.2.1



This Certificate is the Property of  
**San Casa Investments, LLC**

This Certificate was created on March 4, 2020

The Certificate Holder Acquired

1 Unit of West County Density from Andrew and Sherry Dodd

Distribution of Units

1 unit in Tropical Storm/11AE Flood Zone

Matthew T. Trepal, Principal Planner