

RESOLUTION  
NUMBER 2025 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF SENDING ZONES, INCLUDING TWELVE (12) PLATTED LOTS IN BLOCKS 7, 15, 21, 28, AND "RESERVED" BLOCK, WITHIN THE DEL VERDE SECTION M SUBDIVISION, THE DEL VERDE SECTION N SUBDIVISION, AND THE DEL VERDE SECTION O SUBDIVISION, GENERALLY LOCATED NORTH OF BERMONT ROAD AND WEST OF SR 31, IN THE EAST COUNTY AREA, CONTAINING 1.74± ACRES; FOR CALCULATION AND SEVERANCE OF TWELVE (12) 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-25-14; APPLICANT: ALLIGATOR FARMS, LLC, MICHAEL S. JONES, MANAGER; 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, Alligator Farms, LLC, Michael S. Jones, Manager ("Applicant") submitted Petition CSZ-25-14 for Certification of Sending Zones

("CSZ Petition"), including twelve (12) platted lots in Blocks 7, 15, 21, 28, and "Reserved" Block, within the Del Verde Section M subdivision, the Del Verde Section N subdivision, and the Del Verde Section O subdivision, generally located north of Bermont Road and west of SR 31, in the East County area and within Commission District I, containing 1.74± acres as described in Exhibit "A" attached hereto ("Property"); for calculation and severance of twelve (12) 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 Agriculture (AG) and 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-25-14 to sever twelve (12) 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-25-14 submitted by Alligator Farms, LLC, Michael S. Jones, Manager certifying the Property as an SZ and severing twelve (12) 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 10th day of June, 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  
LR2025-0405



EXHIBIT A – DEL VERDE – LEGAL DESCRIPTIONS – SECTION B

LEGAL DESCRIPTIONS and PARCEL IDENTIFICATION NUMBERS:

5. Lots 9 and 10, Block 7, DEL VERDE, SECTION M, according to the plat thereof, recorded in Plat Book 1, Page 70, of the Public Records of Charlotte County, Florida; Parcel ID# 402535326004; Deed Instrument # 3338957; and
6. Lots 18, 19 and the East ½ of Lot 17, Block 15, DEL VERDE, SECTION M, according to the plat thereof, recorded in Plat Book 1, Page 70, of the Public Records of Charlotte County, Florida; Parcel ID# 402535327002; Deed Instrument # 3338957; and
7. Lots 13, 14 and 15, Block 21, DEL VERDE, SECTION N, according to the plat thereof, recorded in Plat Book 1, Page 38, of the Public Records of Charlotte County, Florida; Parcel ID# 402535451014; Deed Instrument # 3338957; and
8. Reserved Block lying North of Lot 19, DEL VERDE, SECTION N, according to the plat thereof, recorded in Plat Book 1, Page 38, of the Public Records of Charlotte County, Florida; Parcel ID# 402535476015; Deed Instrument # 3338957; and
9. Lots 29, 30, 31 and 32, Block 28, DEL VERDE, SECTION O, according to the plat thereof, recorded in Plat Book 1, Page 57, of the Public Records of Charlotte County, Florida; Parcel ID# 402536354003; Deed Instrument # 3338957.

