

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 ELEVEN (11) PLATTED LOTS IN BOTH THE ROTONDA SANDS, NORTH REPLAT UNIT 1 SUBDIVISION AND THE ROTONDA SANDS, SOUTH REPLAT UNIT 2 SUBDIVISION, GENERALLY LOCATED SOUTHEAST OF BOUNDARY BOULEVARD AND NORTHWEST OF GASPARILLA ROAD (CR 771), IN THE WEST COUNTY AREA, CONTAINING 2.81± ACRES; FOR CALCULATION AND SEVERANCE OF ELEVEN (11) 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-25-11; 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-25-11 for Certification of Sending Zones

("CSZ Petition"), including eleven (11) platted lots in both the Rotonda Sands, North Replat Unit 1 subdivision and the Rotonda Sands, South Replat Unit 2 subdivision, generally located southeast of Boundary Boulevard and northwest of Gasparilla Road (CR 771), in the West County area, containing 2.81±, acres ("Property") as described in Exhibit "A" attached hereto; for calculation and severance of eleven (11) 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 Preservation (PR) with an Environmentally Sensitive (ES) 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-25-11 to sever eleven (11) 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-25-11 submitted by Alligator Farms, LLC, Michael S. Jones, Manager certifying the Property as an SZ and severing eleven (11) 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 22nd day of April, 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  
LR2025-0232 *KMW*

EXHIBIT A – ROTONDA SANDS – LEGAL DESCRIPTIONS – SECTION B

LEGAL DESCRIPTIONS and PARCEL IDENTIFICATION NUMBERS

19. Lot 20, Block 59, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412036277001; Deed Instrument 3338958; and
20. Lot 12, Block 59, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412036277002; Deed Instrument 3338958; and
21. Lot 21, Block 52, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412036400001; Deed Instrument 3338958; and
22. Lot 39, Block 56, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412036400007; Deed Instrument 3338958; and
23. Lot 19, Block 63, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412036400009; Deed Instrument 3338958; and
24. Lot 3, Block 85, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412036400010; Deed Instrument 3338958; and
25. Lot 71, Block 32, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412130351002; Deed Instrument 3338958; and
26. Lot 2, Block 34, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412131101001; Deed Instrument 3338958; and
27. Lot 31, Block 61, ROTONDA SANDS, SOUTH REPLAT UNIT 2, according to the plat thereof, recorded in Plat Book 11, Pages 5A thru 5Z13, of the Public Records of Charlotte County, Florida, Parcel ID# 412131102002; Deed Instrument 3338958; and
28. Lot 15, Block 29, ROTONDA SANDS, NORTH REPLAT UNIT 1, according to the plat thereof, recorded in Plat Book 11, Pages 4A thru 4Z2, of the Public Records of Charlotte County, Florida, Parcel ID# 412131300005; Deed Instrument 3338958; and
29. Lot 22, Block 29, ROTONDA SANDS, NORTH REPLAT UNIT 1, according to the plat thereof, recorded in Plat Book 11, Pages 4A thru 4Z2, of the Public Records of Charlotte County, Florida, Parcel ID# 412131401001; Deed Instrument 3338958.

